

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information	PHA Name: Housing Authority of the City of Greenville, SC PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input checked="" type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): 1/2012				PHA Code: SC004
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above)	Number of PH units: 657 Number of HCV units: 2,430				
3.0	Submission Type	<input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia	<input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
	PHA 1:				PH	HCV
	PHA 2:					
	PHA 3:					
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update. N/A					
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: N/A					
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. N/A					
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: <ol style="list-style-type: none"> 1. PH ACOP- eliminated Repayment Agreements (attachment B12_) and cleaned up verbiage throughout Policy so as to be easily read and to be in accord with regulations; 2. HCV Admin. Plan-eliminated Repayment Agreements (attachment C12) and revised Family Obligations (attachment D12) Updated Plan to be in accord with regulations; 3. Intend to request disposition of 8 currently vacant scattered site houses SC 4-12 4. A comprehensive assessment of the viability of Scott Towers SC 4-5 has been performed and as a result we will begin the process of relocation of residents and prepare an application for Demolition to be submitted to HUD. Residents will be relocated by using available vouchers. 5. Plan to purchase a building and consolidate the Central Office and HCV Program into one building. Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. The Plan will be available at the following locations: <ul style="list-style-type: none"> • Administrative Office- Scott Towers, 511 Augusta St. • AMP 101 Office-81 S. Textile St. • AMP212 Office-430 Perry Ave. • AMP505-Office 511 Augusta St. • Section 8 Admin. Bldg.-511B Augusta St. 					
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. Include statements related to these programs as applicable. <i>All HOPE VI Programs have been successfully completed and closed.</i>					
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.					

8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing.
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.
8.3	Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.
9.0	Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. (attachment E12)
9.1	Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan. <i>The Housing Authority has contracted with a Development Partner for the development of 60 senior units and at least 100 mixed-finance family units utilizing tax credits or bond financing.</i>
10.0	Additional Information. Describe the following, as well as any additional information HUD has requested. (a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan. (attachment F12) (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification" <i>Substantial Deviation from the Five Year Plan: any modification or combination of modifications in policy, activities, or planned outcomes that changes the meaning or intent of the Plan affecting 105 or more of the units.</i> <i>Significant Amendment or Modification to the Annual plan: any modification that impacts the budget by more than 10% of the annual allocation.</i>
11.0	Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office. (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated there under at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

Instructions form HUD-50075

Applicability. This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

3.0 Submission Type

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

4.0 PHA Consortia

Check box if submitting a Joint PHA Plan and complete the table.

5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

5.1 Mission. A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

5.2 Goals and Objectives. Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

6.0 PHA Plan Update. In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.
3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.
4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.
5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected.
7. **Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**
8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: **(i)** A description of the need for measures to ensure the safety of public housing residents; **(ii)** A description of any crime prevention activities conducted or to be conducted by the PHA; and **(iii)** A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.

10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.

11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.

12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.

13. **Violence Against Women Act (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers

(a) Hope VI or Mixed Finance Modernization or Development.

1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>

(b) Demolition and/or Disposition.

With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at:

http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm

Note: This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed.

(c) Conversion of Public Housing.

With respect to public housing owned by a PHA: 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

that the public housing agency plans to voluntarily convert; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

(d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.

(e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

8.0 **Capital Improvements.** This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

8.1 **Capital Fund Program Annual Statement/Performance and Evaluation Report.** PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

- 1. At the end of the program year; until the program is completed or all funds are expended;
- 2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
- 3. Upon completion or termination of the activities funded in a specific capital fund program year.

8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

8.3 **Capital Fund Financing Program (CFFP).** Separate, written HUD approval is required if the PHA proposes to pledge any

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:
<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

9.0 Housing Needs. Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

9.1 Strategy for Addressing Housing Needs. Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

10.0 Additional Information. Describe the following, as well as any additional information requested by HUD:

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)**

- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. **(Note: Standard and Troubled PHAs complete annually).**

11.0 Required Submission for HUD Field Office Review. In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.

HOUSING AUTHORITY OF THE CITY OF GREENVILLE, SC
ADMISSION AND CONTINUED OCCUPANCY POLICY

PART III: FAMILY DEBTS TO THE PHA

16-III.A. OVERVIEW

This part describes the PHA's policies for recovery of monies that have been underpaid by families.

PHA Policy

In cases of non-reporting of income the family is to be terminated from the Program in which they are participating (PH or S8) and the outstanding balance information forwarded to the Authority's Collection Agent for recovery as well as to the Department of Housing and Urban Development Office of the Inspector General.

HACG will deny eligibility or voucher issuance to a family who has indebtedness to HACG or any other Housing Authority until the family has paid the balance in full.

There shall be no Repayment Agreements.

Attachment B12

HOUSING AUTHORITY OF THE CITY OF GREENVILLE

HCV ADMINISTRATIVE PLAN

13.0 AMOUNTS OWED TO HACG, OWNER CLAIMS FOR DAMAGES, UNPAID RENT, VACANCY LOSS, AND PARTICIPANTS ENSUING RESPONSIBILITIES

13.1 Amounts Owed to HACG: In cases of non-reporting of income the family is to be terminated from participation in the Program in which they are participating and the outstanding balance information forwarded to the Authority's Collection Agent for recovery as well as to the Dept. of Housing and Urban Development Office of the Inspector General.

HACG will deny eligibility or voucher issuance to a family that has indebtedness to HACG or any other Housing Authority until such time as the family has repaid the balance in full.

13.2 Repayment Agreements: There shall be no Repayment Agreements that will allow a family to remain in occupancy while repaying the debt.

HCV PROGRAM FAMILY OBLIGATIONS

1. The family must supply any information that the Housing Authority (HA) or (HUD) determines is necessary in the administration of the program, including submission or required evidence of citizenship or eligible immigration status, any requested certification, release or other documentation.
2. The family must supply any information requested by the HA or HUD for use in a regularly scheduled reexamination or interim reexamination of family income and composition. The family must report all changes in income and /or family composition within 10 days of the date of the occurrence.
3. The family must attend all scheduled appointments with their housing representative.
4. The family must disclose and verify social security numbers and must sign and submit consent forms for obtaining required information.
5. Any information supplied by the family must be true and complete.
6. Repair of the assisted unit for maintenance or normal wear and tear is the responsibility of the owner, however the family is responsible for any Housing Quality Standards (HQS) breach caused by any of the following:
 - a. The family fails to pay for any utilities that the owner is not required to pay for, but which are to be paid by the tenant;
 - b. The family fails to provide and maintain any appliances that the owner is not required to provide, but which are to be provided by the tenant; or
 - c. Any member of the household or guests damages the dwelling unit or premises (damages beyond ordinary wear and tear).

If any HQS breach caused by the family is life threatening, the family must correct the defect within no more than 24 hours. For other family caused defects, the family must correct the defect within no more than 30 calendar days (or any HA-approved extension). If the family has caused a breach of the HQS, the HA must take prompt and vigorous action to enforce the family obligations. The HA may terminate assistance for the family.

7. The family must allow the HA to inspect the unit at reasonable times and after reasonable notice. 48 hour minimum notice is considered reasonable.
8. The family may not commit any serious or repeated violation of the lease and you must pay your full Tenant Rent each month.
9. The family must notify the HA and the owner before the family moves out of the unit, or terminates the lease on notice to the owner. Proper notice is considered at least 30 days advanced written notice. When relocating, the family must remove all personal belongings; clothes; furniture, etc., remove any trash and clean the unit.
10. The family must promptly give the HA a copy of any owner eviction notices.
11. The family must use the assisted unit for residence by the family. The unit must be the family's only residence.
12. The family must promptly within 10 days of occurrence, inform the HA in writing of the birth, adoption or court-awarded custody of a child. The family must request HA approval to add any other family members as an occupant of the unit.
13. The family must promptly notify the HA if any family member no longer resides in the unit.
14. Members of the household may engage in legal profit making activities in the unit, but only if such activities are incidental to the primary use of the unit for the residence by members of the family.

15. The family must not sublease or sublet the unit.
16. The family must not assign the lease or transfer the unit.
17. The family must supply any information or certification requested by the HA to verify that the family is living in the unit.
18. The family must promptly notify the HA of any absence from the unit for more than 30 days.
19. The family must not own or have any interest in the unit.
20. The members of the family must not commit fraud, bribery or any other corrupt or criminal act in connection with the programs.
21. The members of the family may not engage in drug-related criminal activity, or violent criminal activity in or near your unit.
22. An assisted family, or members of the family, may not receive Section 8 tenant-based assistance while receiving another housing subsidy, for the same unit or for a different unit, under any duplicated Federal, State or local housing assistance program.

NOTICE OF ACTIONS WHICH MAY RESULT IN TERMINATION OF SECTION 8 ASSISTANCE

1. Failure to comply with any of the above family obligations.
2. If any member of the family has ever been evicted from public housing.
3. If a HA has ever terminated assistance under the certificate or voucher program for any member of the family.
4. If any of the family or guests engage in violent criminal activity or drug related activity in or near your unit. Conviction is not necessary to warrant termination. Arrest or preponderance of evidence is sufficient.
5. If any member of the family commits fraud, bribery or any other corrupt or criminal act in connection with any federal housing program.
6. If the family currently owes rent or other amounts to the HA or to another HA in connection with Section 8 or Public Housing Assistance under the 1937 Act.
7. If the family has not reimbursed any HA for amounts paid to an owner under a HAP contract for rent, damages to the unit, or other amounts owed by the family under the lease.
8. If the family breaches an agreement with the HA to pay amounts owed to an HA, or amounts paid to an owner by an HA. (The HA, at its discretion, may offer a family the opportunity to enter an agreement to pay amounts owed to an HA or amounts paid to an owner by an HA. The HA may prescribe the terms of the agreement.)
9. If the family participating in the FSS program fails to comply, without good cause, with the family's FSS contract of participation.
10. If the family has engaged in or threatened abusive or violent behavior toward HA personnel.

Failure to comply with any of the above may result in the termination of Housing Assistance.

I hereby acknowledge that I have been informed of the Family Obligation and actions that may result in termination of Housing Assistance. (all family members 18 years of age or older must sign)

Signature: _____

Date: _____

Signature: _____

Date: _____

Signature: _____

Date: _____

[Type text]

[Type text]

Approved 5/19/2011

HOUSING NEEDS¹

Indicators determining housing problems and needs include excessive and severe cost burden and physical inadequacy. Although very low income households comprise 11.8% of renter households, they account for 32% of renter households with housing problems.

As household income rises, housing problems tend to decrease, especially for low income households. For extremely low income renters, the incidence of housing problems averages around 62%.

Data shows that home owners in every income category are less likely to have housing problems than renters. Also, since fewer home owners fall into the lower income groups, the overall incidence of housing problems among owners is only 20%, compared to 36% among renters. Among homeowners, the extremely low-income households with housing problems comprise 53.6% of the population compared to 62% of renters.

There are certain households in Greenville which are classified as those with *worst case needs*. This group is defined as those families that live in substandard housing, expending over 30% of their income for housing. Approximately 29.2% of households expended over 50% of their income for housing.

Not unlike the trend with housing problems, the number of households with excessive and severe cost burdens declines as income rises. About 58% of renter households with incomes between 30% and 50% of the MSA median income expended over 30% of their income for rent, and about 22% expended over 50% of their income for rent.

The incidence of excessive and severe housing cost burden among owners is also highest for extremely low-income households. About 56% of extremely low-income home owners pay in excess 30% of their income on housing expenses while 25% suffer severe cost burden. For all owners, the incidence of excessive and severe cost burden is 26% and 12% respectively.

EXCESSIVE HOUSING COST BURDEN

Affordability is the most prominent housing problem in the City, and is most difficult for very low-income renter households. Of the total renter occupied households, 32% reported gross rents that exceeded 30% of their 1999 income and 16% reported housing costs which exceeded 50% of their income.

MINORITY HOUSING NEEDS

As mentioned above, the total African-American population of Greenville, at 19,335, comprises 34% of the City's total population. While 7,663 (31%) of all occupied housing units in the City are

1

occupied by African-Americans, a significantly larger percentage of African-Americans are concentrated within the Special Emphasis Neighborhoods. While the African-American population increased considerably between 1970 and 1980, the current Census has revealed a slight decline in the population during the past decade by 1%.

In the City of Greenville, minorities have represented a disproportionately higher number of very low and low-income households. Within the neighborhood setting, the majority of all housing in predominately minority low-income single-family areas is rental. The number of African-Americans living in public or assisted housing is also disproportionately high. Because of these numbers, the City has focused a significant portion of its program resources towards the provision of affordable home ownership and rental opportunities.

HOUSING AVAILABILITY

In Greenville, very low and extremely low-income households have the most difficulty in finding affordable housing (for less than 30% of their income). This does not mean however that there are too few units to meet the demand, or that housing production is falling short of increases in the number of households.

While the overall supply of housing seems to be adequate, some specific categories of housing are in short supply. This supports the already identified problem that large families, needing at least three (3) bedrooms, have much more difficulty finding rental units in Greenville. Efficiency and one (1) bedroom units, which accommodate individuals and childless couples, are also more readily available.

HOUSING AFFORDABILITY AND ACCESSIBILITY

Housing supply in Greenville has followed the pace of demand, meaning that supply is neither excessive nor deficient. This phenomenon, coupled with the fact that most of the rental property available to low and very low income households is owned by a few individuals, means that tenants are forced to pay excessive rents. Home ownership is out of reach for many low and moderate income individuals and families. Overall, housing costs are too excessive for lower income families to consider home ownership. Nearly 23% of the lowest income renters have excessive rent burdens and over 58% have severe cost burden.

As household income rises the incidence of affordability problems declines significantly. Practically no renters with incomes over 50% of MSA median have severe cost burden and renters with income over 80% have almost no indication of severe cost burden or excessive rent burden. These data when examined along with the fact that there appears to be an ample supply of rental units suggests that elevating the severe cost burden. As household income rises the incidence of affordability problems declines significantly.

Practically no renters with incomes over 50% of MSA median have severe cost burden and renters with income over 80% have almost no indication of severe cost burden or excessive rent burden.

These data when examined along with the fact that there appears to be an ample supply of rental units suggests that elevating the purchasing power of low-income renters through subsidy, etc., would give them greater access to affordable rental housing from the existing stock.

The special needs population is typically an underserved group. They include the frail elderly and elderly, disabled, mentally and physically challenged, persons living with HIV/AIDS, and those living with substance abuse problems. Among the housing choices are transitional housing, supportive housing, and subsidized housing. Each has its own distinct needs, which are addressed individually in this document. Many special needs individuals require supportive services to maintain daily activities.

OBSTACLES TO ADDRESSING HOUSING

The cost of housing is the primary barrier to developing, improving, and maintaining affordable housing for low and moderate income households in Greenville. The public policies of taxation, land use controls, zoning, fees and charges, growth limits, and building codes were not found to be barriers to affordable housing in the jurisdiction. The City acts as an ally in the efforts to expand affordable housing stock, seeking to change or waive the impact of public policies where such policies function as barriers to affordable housing.

AFFIRMATIVELY FURTHERING FAIR HOUSING

The City of Greenville remains committed to fair housing through its partnership with the Greenville County Human Relations Commission. The City provides funding to maintain staff and materials to promote and protect individuals' rights. Among its services are the research of alleged discrimination complaints and requests for assistance, counseling, mediation of landlord/tenant disputes, and the development of the Analysis of Impediments to Fair Housing. The Analysis of Impediments is a comprehensive review of policies and practices that affect the location, availability, and accessibility of housing, and an assessment of conditions affecting fair housing. Impediments are actions, omissions, or decisions that restrict housing choices on the basis of race, color, sex, disability, familial status, or national origin.

The Commission continues to implement the strategies as part of the Analysis of Impediments which is updated regularly. Strategies rely on cooperation and partnerships with community-based organizations, local governments, and the business community. The study found impediments to fair housing choice were associated with the following: fair housing education, public transportation, credit education and counseling, mortgage lending practices, affordable housing choices, employment, homeownership opportunities, zoning policies, and lead-based paints disclosure requirements. Emphasis has been placed on increasing lending opportunities to minority and low income areas, fair housing education, and credit counseling.

UPDATE OF FIVE YEAR PLAN GOALS SHOWING THOSE ACCOMPLISHED

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- ☒ PHA Goal: Expand the supply of assisted housing
Objectives:
- ☒ Apply for additional rental vouchers: **Applied for 43 vouchers**
 - ☒ Reduce public housing vacancies: **Vacancies have been reduced**
 - ☒ Leverage private or other public funds to create additional housing opportunities:
 - ☒ Acquire or build units or developments
 - ☒ Other (list below)
 - *Develop housing for the elderly 60 new LIHTC units applied for*
 - *Apply for tax credits*
 - *Apply for grants to increase the supply of affordable housing*
- ☒ PHA Goal: Improve the quality of assisted housing
Objectives:
- ☒ Improve public housing management: (PHAS score)
 - ☒ Improve voucher management: (SEMAP score)
 - ☒ Increase customer satisfaction:
 - ☒ Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections) **both have been improved**
 - ☒ Renovate or modernize public housing units: **5 scattered site homes renovated and occupied as well as the continuing modernization of other ACC units.**
 - ☒ Demolish or dispose of obsolete public housing: **48 units have been demolished**
 - ☒ Provide replacement public housing: **will be replaced using LIHTC or bonds**
 - ☒ Provide replacement vouchers: **43 applied for**
 - ☐ Other: (list below)
- ☒ PHA Goal: Increase assisted housing choices
Objectives:
- ☒ Provide voucher mobility counseling:
 - ☒ Conduct outreach efforts to potential voucher landlords: **meetings planned**
 - ☒ Increase voucher payment standards
 - ☒ Implement voucher homeownership program: **in place**
 - ☒ Implement public housing or other homeownership programs:
 - ☒ Implement public housing site-based waiting lists: **completed**
 - ☒ Convert public housing to vouchers:
 - ☐ Other: (list below)

HUD Strategic Goal: Improve community quality of life and economic vitality

- ☒ PHA Goal: Provide an improved living environment
Objectives:

- ☒ Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- ☒ Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- ☒ Implement public housing security improvements:
- ☒ Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- ☐ Other: (list below)

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

- ☒ PHA Goal: Promote self-sufficiency and asset development of assisted households
Objectives:
 - ☒ Increase the number and percentage of employed persons in assisted families:
 - ☒ Provide or attract supportive services to improve assistance recipients' employability:
 - ☐ Provide or attract supportive services to increase independence for the elderly or families with disabilities.
 - ☐ Other: (list below)

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- ☒ PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
 - ☐ Undertake affirmative measures to ensure access to assisted housing *regardless of race, color, religion national origin, sex, familial status, and disability:*
 - ☒ Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
Property Managers will strictly enforce the tenets of the lease and insure that both management and residents live up to their respective responsibilities to create and maintain a safe living environment.
 - ☒ Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
The Housing Authority will alter the plans for a community building within the Arcadia Hills community and rather than complete the construction of a community building will place six units of accessible housing into the structure.
Units completed and occupied.
 - ☐ Other: (list below)

Certification for a Drug-Free Workplace

U.S. Department of Housing
and Urban Development

Applicant Name

Housing Authority of the City of Greenville, SC

Program/Activity Receiving Federal Grant Funding

Public Housing and Section 8 Housing Choice Voucher Programs

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Check here ☐ if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Michael J. Raymond


Title

Executive Director

Signature

Date

X



9/30/2011

Certification of Payments to Influence Federal Transactions

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 01/31/2014)

Applicant Name

Housing Authority of the City of Greenville, SC

Program/Activity Receiving Federal Grant Funding

Public Housing and Section 8 Housing Choice Voucher Programs

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.
Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Michael J. Raymond

Title

Executive Director

Signature



Date (mm/dd/yyyy)

09/30/2011

**PHA Certifications of Compliance
with PHA Plans and Related
R e g u l a t i o n s**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2011

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or ☒ Annual PHA Plan for the PHA fiscal year beginning, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

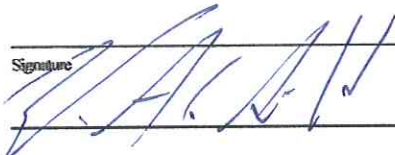
PHA Name: Housing Authority of the City of Greenville, SC

PHA Number/HA Code: SC 004

5-Year PHA Plan for Fiscal Years 20 - 20

Annual PHA Plan for Fiscal Years 2012- 2013

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official: W. Andrew Arnold	Title: Chairman
Signature: 	Date: 9-15-11

**PHA Certifications of Compliance
with PHA Plans and Related
R e g u l a t i o n s**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2011

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 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
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 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.


PHA Name: Housing Authority of the City of Greenville, SC

PHA Number/HA Code: SC 004

5-Year PHA Plan for Fiscal Years 20 - 20

Annual PHA Plan for Fiscal Years 2012- 2013

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official: W. Andrew Arnold	Title: Chairman
Signature: 	Date: 9-15-11

RESOLUTION 2011 - 22

HOUSING AUTHORITY OF THE CITY OF GREENVILLE, SC

RESOLUTION APPROVING THE ANNUAL PLAN FOR 2012-2013

WHEREAS, the Authority is required by regulation to prepare and submit to HUD an Annual Plan that reflects the vision of the Authority for the next year, and;

WHEREAS, staff has advised the Board of Commissioners that the Plan has been prepared in accordance with all regulations,

THEREFORE, the Board of Commissioners does hereby approve of the Annual Plan for 2012-2013.

VOTE: 5 AYE 0 NAY



W, Andrew Arnold, Chairman Board of Commissioners

09/15/2011

Date

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

(See reverse for public burden disclosure.)

Approved by OMB

0348-0046

1. Type of Federal Action: <input checked="checked" type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance		2. Status of Federal Action: <input checked="checked" type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award		3. Report Type: <input checked="checked" type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____	
4. Name and Address of Reporting Entity: <input checked="checked" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known: 4c			5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Housing Authority of the City of Greenville 511 Augusta St. P.O. Box 10047 Greenville, Sc 29603 Congressional District, if known:		
6. Federal Department/Agency: Dept. of HUD			7. Federal Program Name/Description: CFDA Number, if applicable: _____		
8. Federal Action Number, if known:			9. Award Amount, if known: \$		
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI): None			b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI):		
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.			Signature: <u></u> Print Name: <u>Michael J. Raymond</u> Title: <u>Executive Director</u> Telephone No.: <u>864-467-4299</u> Date: <u>9/30/2011</u>		
Federal Use Only:					Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

RESIDENT ADVISORY BOARD MEETING

AUGUST 19, 2011

Comments

Stacie Harris – Representing Scattered Sites

1. New appliances are needed – will be budgeted
2. Fire extinguishers for stove tops are requested – will be purchased
3. Wood on decks needs to be replaced – will be assessed/repared based upon need
4. Landscaping of yards needed – will be assessed and addressed as required
5. New flooring needed in 4-22 houses – will be assessed and addressed as required
6. Some roofs in 4-22 houses need repair or replacement – will be assessed and addressed as required

Adrinne Clinkscales – Representing Arcadia Hills

1. Porches need to be pressure washed and painted – will be budgeted
2. Carpeting needs cleaning – inspect and address
3. Would like screen doors installed on all units – will be assessed and if possible provided

Authority Responses shown in red.

HOUSING AUTHORITY OF THE CITY OF GREENVILLE 2011 RESIDENT ADVISORY BOARD

SCATTERED SITES – SC 4-12

Stacie Harris – 2 Craven Street, Greenville, SC 29611

WESTVIEW HOMES – SC 4-6

Martha Merritt – Apt. M69, Greenville, SC 29611

GARDEN APARTMENTS – SC 4-9


Louise Shaw – 80 Thurston, Apt. 306, Greenville, 29605 (Election in process)

SCOTT TOWERS – SC 4-5

Carrie Thomas – 511 Augusta Street, Apt. 709, Greenville, SC 29605 (Election in process)

Part I: Summary		FFY of Grant: 2012	
PHA Name:	Grant Type	FFY of Grant Approval: 2012	
CITY OF GREENVILLE, SC	Capital Fund Program Grant No.: SC16P004501-12 Replacement Housing Factor Grant No.: Date of CFFP:		
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:			
		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
		Original	Revised ²
		Obligated	Expended
1	Total non-CFP Funds	\$0.00	\$0.00
2	1406 Operations (may not exceed 20% of line 21) ³	\$189,893.80	\$0.00
3	1408 Management Improvements	\$94,946.90	\$0.00
4	1410 Administration (may not exceed 10% of line 21)	\$94,946.90	\$0.00
5	1411 Audit	\$2,780.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00
7	1430 Fees and Costs	\$42,450.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00
9	1450 Site Improvement	\$45,100.00	\$0.00
10	1460 Dwelling Structures	\$352,000.00	\$0.00
11	1465.1 Dwelling Equipment—Nonexpendable	\$98,451.40	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$24,000.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$4,900.00	\$0.00
17	1499 Development Activities ⁴	\$0.00	\$0.00

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report of a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants on operations.
⁴ RHF funds shall be included here.

Part I: Summary		Grant Type Capital Fund Program Grant No.: SC16P004501-12 Replacement Housing Factor Grant No.: Date of CFFP:		FFY of Grant: 2012 FFY of Grant Approval: 2012	
PHA Name: CITY OF GREENVILLE, SC					
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Final Performance and Evaluation Report			
Summary by Development Account		Total Estimated Cost		Total Actual Cost¹	
Line		Original	Revised²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid bt the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00		\$0.00	\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant: (sum of lines 2 – 19)	\$949,469.00		\$0.00	\$0.00
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 compliance	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security – Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of Line 20 Related to Security – Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00
Signature of Executive Director 		Date 8/12/2011		Signature of Public Housing Director	
				Date	

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report of a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants on operations.
⁴ RHF funds shall be included here.

Part II: Supporting Pages		Grant Type and Number				Federal FFY of Grant: 2012			
PHA Name:		Capital Fund Program Grant No.: SC16P004501-12							
CITY OF GREENVILLE, SC		CFPP (Yes/ No)							
		Replacement Housing Factor Grant No.:							
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²		
HA WIDE	OPERATIONS	1406		189,893.80	0.00	0.00	0.00		
	1406 TOTAL	1406		189,893.80	0.00	0.00	0.00		
	MANAGEMENT IMPROVEMENTS	1408							
	Staff Training	1408		15,000.00	0.00	0.00	0.00		
	Resident Services	1408		30,000.00	0.00	0.00	0.00		
	Vacancy Reduction	1408		30,000.00	0.00	0.00	0.00		
	Management Software Service Cost	1408		2,510.00	0.00	0.00	0.00		
	Security Guard Service (24/7)	1408		17,436.90	0.00	0.00	0.00		
	1408 TOTAL	1408		94,946.90	0.00	0.00	0.00		
	ADMINISTRATION	1410							
	Non-Tech Salaries	1410		67,000.00	0.00	0.00	0.00		
	Employee Benefits	1410		21,905.90	0.00	0.00	0.00		
	Legal Expense	1410		2,630.00	0.00	0.00	0.00		
	Publications	1410		230.00	0.00	0.00	0.00		
	Sundry	1410		3,181.00	0.00	0.00	0.00		
	1410 TOTAL	1410		94,946.90	0.00	0.00	0.00		

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report of a Revised Annual Statement.

Part II: Supporting Pages									
PHA Name:		Grant Type and Number			Federal FFY of Grant: 2012				
CITY OF GREENVILLE, SC		Capital Fund Program Grant No.: SC16P004501-12 CFPP (Yes/ No) Replacement Housing Factor Grant No:							
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²		
HA WIDE (Cont'd.)	AUDIT	1411		2,780.00	0.00	0.00	0.00		
	1411 TOTAL	1411		2,780.00	0.00	0.00	0.00		
	FEES AND COSTS	1430		42,450.00	0.00	0.00	0.00		
	1430 TOTAL	1430		42,450.00	0.00	0.00	0.00		
	NON-DWELLING EQUIPMENT	1475							
	Computer Hardware/Software	1475		20,000.00	0.00	0.00	0.00		
	1475 TOTAL	1475		20,000.00	0.00	0.00	0.00		
	RELOCATION	1495.1		4,900.00	0.00	0.00	0.00		
	1495.1 TOTAL	1495.1		4,900.00	0.00	0.00	0.00		
HA WIDE	GRAND TOTAL			449,917.60	0.00	0.00	0.00		

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report of a Revised Annual Statement.

Part II: Supporting Pages			Federal FFY of Grant: 2012			
PHA Name:	Grant Type and Number					
CITY OF GREENVILLE, SC	Capital Fund Program Grant No.: SC16P004501-12 CFPP (Yes/ No) Replacement Housing Factor Grant No.:					
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost
				Original	Revised ¹	Funds Obligated ²
						Funds Expended ²
101	BROOK HAVEN & WESTVIEW		134			
	Site Improvements/PM	1450		6,000.00	0.00	0.00
	Install Brick Dumpster Enclosures (7 @ BH)	1450		10,500.00	0.00	0.00
	1450 TOTAL	1450		16,500.00	0.00	0.00
	Occupied Paint	1460		5,000.00	0.00	0.00
	Health/Safety Repair	1460		9,000.00	0.00	0.00
	Non-Routine Vacancy Repair	1460		6,000.00	0.00	0.00
	Non-Routine PM Repair	1460		6,000.00	0.00	0.00
	Interior Renovations/Upgrades	1460		80,000.00	0.00	0.00
	1460 TOTAL	1460		106,000.00	0.00	0.00
	DWELLING EQUIPMENT	1465.1				
	Rplc. Water Heaters as needed	1465.1		16,951.40	0.00	0.00
	1465.1 TOTAL	1465.1		16,951.40	0.00	0.00
	NON-DWELLING EQUIPMENT	1475				
	Thermoplastic benches (3) & Concrete Trash					
	Bins (3) for Playgrounds	1475		4,000.00	0.00	0.00
	1475 TOTAL	1475		4,000.00	0.00	0.00
101	BROOK HAVEN/WESTVIEW	GRAND TTL		143,451.40	0.00	0.00

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report of a Revised Annual Statement.

Part II: Supporting Pages			Federal FFY of Grant: 2012			
PHA Name:		Grant Type and Number				
CITY OF GREENVILLE, SC		Capital Fund Program Grant No.: SC16P004501-12				
		CFEP (Yes/ No)				
		Replacement Housing Factor Grant No:				
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost
				Original	Revised ¹	Funds Obligated ²
						Funds Expended ²
212	SCATTERED SITES #1-6 (ALL)		129			
	Site Improvements/PM	1450		4,000.00	0.00	0.00
	1450 TOTAL	1450		4,000.00	0.00	0.00
	Occupied Paint	1460		8,000.00	0.00	0.00
	Health/Safety Repair	1460		7,000.00	0.00	0.00
	Non-Routine Vacancy Repair	1460		7,000.00	0.00	0.00
	Non-Routine PM Repair	1460		7,000.00	0.00	0.00
	Interior Renovations	1460		70,000.00	0.00	0.00
	1460 TOTAL	1460		99,000.00	0.00	0.00
	Replace Refrigerators (SS #1:2 & 4)	1465.1		40,750.00	0.00	0.00
	Replace Ranges (SS#1:2 & 4)	1465.1		40,750.00	0.00	0.00
	1465.1 TOTAL	1465.1		81,500.00	0.00	0.00
212	SCATTERED SITES #1-6 (ALL)	GRAND TTL		184,500.00	0.00	0.00

¹ To be completed for the Performance and Evaluation Report.² To be completed for the Performance and Evaluation Report of a Revised Annual Statement.

[illegible]¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report of a Revised Annual Statement.

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report of a Revised Annual Statement.

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 08/30/2011

Part I: Summary

PHA Name/Number: Housing Authority of Greenville / SC004		Locality (City/County & State) Greenville/County, SC		<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 1		
A.	Development Number and Name	Work Statement for Year 1 FFY __2012__	Work Statement for Year 2 FFY __2013__	Work Statement for Year 3 FFY __2014__	Work Statement for Year 4 FFY __2015__	Work Statement for Year 5 FFY __2016__
B.	Physical Improvements Subtotal	Annual Statement	\$499,551.40	\$499,551.40	\$499,551.40	\$455,781.40
C.	Management Improvements		\$94,946.90	\$94,946.90	\$94,946.90	\$94,946.90
D.	PHA-Wide Non-dwelling Structures and Equipment		\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00
E.	Administration		\$94,946.90	\$94,946.90	\$94,946.90	\$94,946.90
F.	Other		\$50,130.00	\$50,130.00	\$50,130.00	\$93,900.00
G.	Operations		\$189,893.80	\$189,893.80	\$189,893.80	\$189,893.80
H.	Demolition		\$0.00	\$0.00	\$0.00	\$0.00
I.	Development		\$0.00	\$0.00	\$0.00	\$0.00
J.	Capital Fund Financing – Debt Service		\$0.00	\$0.00	\$0.00	\$0.00
K.	Total CFP Funds		\$0.00	\$0.00	\$0.00	\$0.00
L.	Total Non-CFP Funds		\$0.00	\$0.00	\$0.00	\$0.00
M.	Grand Total	\$949,469.00	\$949,469.00	\$949,469.00	\$949,469.00	\$949,469.00

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 08/30/2011

PHA Name/Number: Housing Authority of Greenville / SC004		Locality (City/county & State) Greenville / Greenville, SC			<input type="checkbox"/> Original 5-Year Plan	<input checked="" type="checkbox"/> Revision No: 1
A.	Development Number and Name	Work Statement for Year 1 FFY __2012__	Work Statement for Year 2 FFY __2013__	Work Statement for Year 3 FFY __2014__	Work Statement for Year 4 FFY __2015__	Work Statement for Year 5 FFY __2016__
	HA WIDE	Annual Statement	\$449,917.60	\$449,917.60	\$449,917.60	\$448,687.60
	AMP101 Brook Haven & Westview		\$155,931.40	\$153,660.00	\$173,140.00	\$90,000.00
	AMP212 Scattered Sites 1 thru 6		\$187,520.00	\$144,601.40	\$161,105.00	\$122,400.00
	AMP404 Arcadia Hills		\$19,350.00	\$25,575.00	\$37,900.00	\$98,000.00
	AMP505 Scott Towers & Garden Apts.		\$131,650.00	\$169,015.00	\$113,806.40	\$172,881.40
	AMP707 Ridgeway Apts.		\$5,100.00	\$6,700.00	\$13,600.00	\$17,500.00
			\$949,469.00	\$949,469.00	\$949,469.00	\$949,469.00

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 08/30/2011

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY _2012_	Work Statement for Year __2__ FFY 2013		Work Statement for Year: __3__ FFY 2014			
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	AMP101-Brook Haven & Westview	134		AMP101-Brook Haven & Westview	134	
Annual	Physical Imprvmnts.		\$155,931.40	Physical Imprvmnts.		\$153,660.00
Statement	AMP212-Scattered Sites 1 thru 6	129		AMP212-Scattered Sites 1 thru 6	129	
	Physical Imprvmnts.		\$187,520.00	Physical Imprvmnts.		\$144,601.40
	AMP404-Arcadia Hills	44		AMP404-Arcadia Hills	44	
	Physical Imprvmnts		\$19,350.00	Physical Imprvmnts		\$25,575.00
	AMP505-Scott/Garden	274		AMP505-Scott/Garden	274	
	Physical Imprvmnts		\$131,650.00	Physical Imprvmnts		\$169,015.00
	AMP707-Ridgeway	8		AMP707-Ridgeway	8	
	Physical Imprvmnts.		\$5,100.00	Physical Imprvmnts.		\$6,700.00

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 08/30/2011

Page 4 of 6

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 08/30/2011

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY 2012_	Work Statement for Year 2_	Work Statement for Year 3_	Work Statement for Year 4_	Work Statement for Year 5_
FFY 2013	FFY 2014	FFY 2015	FFY 2016	FFY 2017
Development Number/Name General Description of Major Work Categories	Development Number/Name General Description of Major Work Categories	Development Number/Name General Description of Major Work Categories	Development Number/Name General Description of Major Work Categories	Development Number/Name General Description of Major Work Categories
HA WIDE	HA WIDE	HA WIDE	HA WIDE	HA WIDE
1406 – Operations	1406 – Operations	1406 – Operations	1406 – Operations	1406 – Operations
1408 - Management Improvements	1408 - Management Improvements	1408 - Management Improvements	1408 - Management Improvements	1408 - Management Improvements
1410 - Administration	1410 - Administration	1410 - Administration	1410 - Administration	1410 - Administration
1411 - Audit	1411 - Audit	1411 - Audit	1411 - Audit	1411 - Audit
1430 - Fees/Costs	1430 - Fees/Costs	1430 - Fees/Costs	1430 - Fees/Costs	1430 - Fees/Costs
1475 - Non-Dwelling Equipment	1475 - Non-Dwelling Equipment	1475 - Non-Dwelling Equipment	1475 - Non-Dwelling Equipment	1475 - Non-Dwelling Equipment
1495.1 – Relocation	1495.1 – Relocation	1495.1 – Relocation	1495.1 – Relocation	1495.1 – Relocation
AMP101 - Brook Haven & Westview	AMP101 - Brook Haven & Westview	AMP101 - Brook Haven & Westview	AMP101 - Brook Haven & Westview	AMP101 - Brook Haven & Westview
Other	Other	Other	Other	Other
AMP212 - Scattered Sites 1 thru 6	AMP212 - Scattered Sites 1 thru 6	AMP212 - Scattered Sites 1 thru 6	AMP212 - Scattered Sites 1 thru 6	AMP212 - Scattered Sites 1 thru 6
Other	Other	Other	Other	Other
AMP404 - Arcadia Hills	AMP404 - Arcadia Hills	AMP404 - Arcadia Hills	AMP404 - Arcadia Hills	AMP404 - Arcadia Hills
Other	Other	Other	Other	Other
AMP505 - Scott/Garden	AMP505 - Scott/Garden	AMP505 - Scott/Garden	AMP505 - Scott/Garden	AMP505 - Scott/Garden
Other	Other	Other	Other	Other
AMP707 – Ridgeway	AMP707 – Ridgeway	AMP707 – Ridgeway	AMP707 – Ridgeway	AMP707 – Ridgeway
Other	Other	Other	Other	Other
Subtotal of Estimated Cost	Subtotal of Estimated Cost	Subtotal of Estimated Cost	Subtotal of Estimated Cost	Subtotal of Estimated Cost
\$449,917.60	\$449,917.60	\$449,917.60	\$449,917.60	\$449,917.60

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 08/30/2011

Page 6 of 6

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

US Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2014

Part I: Summary		Grant Type Capital Fund Program Grant No: SC16P00450109 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2009 FFY of Grant Approval: 2009
PHA Name: CITY OF GREENVILLE, SC				
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/14/2011				
<input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) <input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost	Revised²	Total Actual Cost¹
		Original	Obligated	Expended
1	Total non-CFP Funds	\$0.00	\$0.00	\$0.00
2	1406 Operations (may not exceed 20% of line 21) ³	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$96,495.50	\$97,638.93	\$53,193.21
4	1410 Administration (may not exceed 10% of line 21)	\$55,135.00	\$88,576.23	\$55,135.00
5	1411 Audit	\$3,745.00	\$3,745.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$55,000.00	\$45,000.00	\$35,947.44
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$61,540.22	\$68,667.96	\$51,741.30
10	1460 Dwelling Structures	\$526,968.00	\$511,275.57	\$396,782.05
11	1465.1 Dwelling Equipment—Nonexpendable	\$141,771.28	\$141,771.28	\$141,771.28
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$22,000.00	\$12,091.68	\$12,091.68
14	1485 Demolition	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$25,500.00	\$19,388.35	\$19,388.35
17	1499 Development Activities ⁴	\$0.00	\$0.00	\$0.00

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report of a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants on operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

US Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2014

Part 1: Summary		Grant Type Capital Fund Program Grant No: SC16P00450109 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2009 FFY of Grant Approval: 2009	
PHA Name: CITY OF GREENVILLE, SC					
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/14/2011					
<input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) <input type="checkbox"/> Final Performance and Evaluation Report					
Type of Grant	Summary by Development Account	Original	Revised²	Obligated	Expended
Line	Total Estimated Cost	Total Actual Cost¹			
18a	1501 Collateralization or Debt Service paid bt the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00	\$0.00	\$0.00	\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant: (sum of lines 2 – 19)	\$988,155.00	\$988,155.00	\$917,529.26	\$766,050.31
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 compliance	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security – Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of Line 20 Related to Security – Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00
Signature of Executive Director		Date: 09/28/2011		Signature of Public Housing Director	
				Date	

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report of a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants on operations.

⁴ RHIF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

US Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2014

Part II: Supporting Pages								
PHA Name:		Grant Type and Number			Federal FFY of Grant: 2009			
CITY OF GREENVILLE, SC		Capital Fund Program Grant No: SC16P004501-09						
		CFFP (Yes/ No)						
		Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised¹	Funds Obligated²	Funds Expended²	
HA WIDE	OPERATIONS	1406		0.00	0.00	0.00	0.00	
	1406 TOTAL			0.00	0.00	0.00	0.00	1406 TOTAL
	MANAGEMENT IMPROVEMENTS	1408						
	Staff Training	1408		18,000.00	1,377.23	1,377.23	0.00	In Process
	Resident Services	1408		32,680.50	6,508.13	6,508.13	6,508.13	COMPLETE
	Security	1408		22,000.00	45,691.82	45,691.82	20,235.81	COMPLETE
	Vacancy Reduction	1408		23,815.00	44,061.75	44,061.75	26,449.27	COMPLETE
	1408 TOTAL	1408		96,495.50	97,638.93	97,638.93	53,193.21	1408 TOTAL
	ADMINISTRATION	1410						
	Salaries	1410		34,925.00	60,000.00	60,000.00	34,442.93	In Process
	Employee Benefits	1410		11,525.00	20,000.00	20,000.00	12,115.84	In Process
	Legal Expense	1410		3,425.00	4,131.50	4,131.50	4,131.50	COMPLETE
	Publications	1410		650.00	106.92	106.92	106.92	COMPLETE
	Sundry	1410		2,555.00	3,486.10	3,486.10	3,486.10	COMPLETE
	Office Furniture	1410		2,055.00	851.71	851.71	851.71	COMPLETE
	1410 TOTAL	1410		55,135.00	88,576.23	88,576.23	55,135.00	1410 TOTAL

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report of a Revised Annual Statement.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

US Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2014

Part II: Supporting Pages									
PHA Name:		Grant Type and Number			Federal FFY of Grant: 2009				
CITY OF GREENVILLE, SC		Capital Fund Program Grant No: SC16P004501-09 CFPP (Yes/ No) Replacement Housing Factor Grant No:							
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²		
HA WIDE (cont'd.)	AUDIT	1411		3,745.00	3,745.00	3,745.00	0.00	In Process	
	1411 TOTAL	1411		3,745.00	3,745.00	3,745.00	0.00	1411 TOTAL	
	FEES/COSTS/SERVICES	1430		55,000.00	45,000.00	38,307.44	35,947.44	In Process	
	1430 TOTAL	1430		55,000.00	45,000.00	38,307.44	35,947.44	1430 TOTAL	
	NON-DWELLING EQUIPMENT	1475							
	Computer Equipment	1475		22,000.00	12,091.68	12,091.68	12,091.68	COMPLETE	
	1475 TOTAL	1475		22,000.00	12,091.68	12,091.68	12,091.68	1475 TOTAL	
	RELOCATION	1495.1		10,000.00	1,913.35	1,913.35	1,913.35	COMPLETE	
	1495.1 TOTAL	1495.1		10,000.00	1,913.35	1,913.35	1,913.35	1495.1 TOTAL	
HA WIDE	GRAND TOTAL			242,375.50	248,965.19	242,272.63	158,280.68	HA WIDE TOTAL	

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report of a Revised Annual Statement.

Part II: Supporting Pages									
PHIA Name:		Grant Type and Number		Federal FFY of Grant: 2009					
CITY OF GREENVILLE, SC		Capital Fund Program Grant No: SC16P004501-09 CFPP (Yes/ No) Replacement Housing Factor Grant No:							
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²		
AMP#101	BROOK HAVEN		55						
	Site Improvements/PM (Playground)	1450		20,000.00	10,781.73	10,781.73	10,781.73	COMPLETE	
	Front/Rear Porch Upgrades/Pressurewash	1450		0.00	12,650.00	12,650.00	0.00	In Process	
	1450 TOTAL	1450		20,000.00	23,431.73	23,431.73	10,781.73	1450 TOTAL	
	Occupied Paint (Interior)	1460		8,000.00	8,000.00	0.00	0.00	In Process	
	Health/Safety Repair	1460		5,000.00	5,000.00	710.00	710.00	In Process	
	Non-Routine Vacancy Repair	1460		10,000.00	5,000.00	1,450.04	1,450.04	In Process	
	Non-Routine PM Repair	1460		10,000.00	5,000.00	2,072.98	2,072.98	In Process	
	1460 TOTAL	1460		33,000.00	23,000.00	4,233.02	4,233.02	1460 TOTAL	
BROOK HAVEN	GRAND TOTAL			53,000.00	46,431.73	4,233.02	4,233.02	GRAND TOTAL	

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report of a Revised Annual Statement.

Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2014

Part II: Supporting Pages		Federal FFY of Grant: 2009				
PHA Name:		Grant Type and Number				
CITY OF GREENVILLE, SC		Capital Fund Program Grant No: SC16P004501-09				
		CFFP (Yes/ No)				
		Replacement Housing Factor Grant No:				
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Status of Work
				Original	Revised ¹	
					Funds Obligated ²	Funds Expended ²
AMP#101 (Cont'd.)	WESTVIEW		79			
	Site Improvements/PM	1450		6,000.00	1,855.00	1,855.00 COMPLETE
	Upgrade All Closets/lines & Posts	1450		0.00	12,775.88	8,499.22 ADD - In Process
	1450 TOTAL	1450		6,000.00	14,630.88	10,354.22 1450 TOTAL
	Rpr/Rplcmnt. Roof Vents			14,617.00	14,617.00	14,617.00 COMPLETE
	Occupied Paint (Interior)	1460		10,000.00	16,920.90	16,920.90 COMPLETE
	Health/Safety Repair	1460		8,000.00	7,170.62	7,170.62 COMPLETE
	Non-routine Vacancy Repair	1460		12,000.00	11,340.00	11,340.00 COMPLETE
	Non-routine PM Repair	1460		12,000.00	992.16	992.16 COMPLETE
	Interior Renovations	1460		60,000.00	73,300.00	40,585.86 In Process
	1460 TOTAL	1460		116,617.00	124,340.68	91,626.54 1460 TOTAL
	Replace Refrigerators	1465.1		17,166.60	17,166.60	17,166.60 COMPLETE
	Replace Gas Ranges	1465.1		41,226.08	41,226.08	41,226.08 COMPLETE
	1465.1 TOTAL	1465.1		58,392.68	58,392.68	58,392.68 1465.1 TOTAL
	Rplc. Playground Slide	1475		0.00	528.94	528.94 ADD - COMPLETE
	1475 Non-Dwelling Equip. TOTAL	1475		0.00	528.94	528.94 1475 TOTAL
WESTVIEW	GRAND TOTAL			181,009.68	197,893.18	160,902.38 WV GRAND TOTAL
AMP#101	COMBINED TOTAL			234,009.68	244,324.91	165,135.40 101 COMBINED TOTAL

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report of a Revised Annual Statement.

Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2014

Part II: Supporting Pages									
PHA Name:		Grant Type and Number				Federal FFY of Grant: 2009			
CITY OF GREENVILLE, SC		Capital Fund Program Grant No: SC16P004501-09 CFPP (Yes/ No) Replacement Housing Factor Grant No:							
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²		
AMP#212-SCTD.SITES #1	Site Improvements/PM	1450	28	5,000.00	4,830.00	4,830.00	4,830.00	COMPLETE	
	1450 TOTAL	1450		5,000.00	4,830.00	4,830.00	4,830.00	1450 TOTAL	
	Occupied Paint (Interior)	1460		11,000.00	8,000.00	1,100.00	1,100.00	In Process	
	Health/Safety Repair	1460		4,400.00	6,030.89	6,030.89	6,030.89	COMPLETE	
	Non-Routine Vacancy Repair	1460		4,400.00	2,000.00	0.00	0.00	In Process	
	Non-Routine PM Repair	1460		4,400.00	1,604.00	1,604.00	1,604.00	COMPLETE	
	1460 TOTAL	1460		24,200.00	17,634.89	8,734.89	8,734.89	1460 TOTAL	
SCAT'D. SITES #1	GRAND TOTAL			29,200.00	22,464.89	13,564.89	13,564.89	SS#1 GRAND TOTAL	
AMP#212-SCTD.SITES #2	Site Improvements/PM	1450	34	6,000.00	8,022.00	8,022.00	8,022.00	COMPLETE	
	1450 TOTAL			6,000.00	8,022.00	8,022.00	8,022.00	1450 TOTAL	
	Occupied Paint (Interior)	1460		10,000.00	8,000.00	1,225.00	1,225.00	In Process	
	Health/Safety Repair	1460		4,400.00	4,366.00	4,366.00	4,366.00	COMPLETE	
	Non-Routine Vacancy Repair	1460		4,400.00	2,000.00	0.00	0.00	In Process	
	Non-Routine PM Repair	1460		4,400.00	1,302.00	1,302.00	1,302.00	COMPLETE	
	1460 TOTAL	1460		23,200.00	15,668.00	6,893.00	6,893.00	1460 TOTAL	
SCAT'D. SITES #2	GRAND TOTAL			29,200.00	23,690.00	14,915.00	14,915.00	SS#2 GRAND TOTAL	

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report of a Revised Annual Statement.

PHA Name:

Grant Type and Number	Capital Fund Program Grant No: SC16P004501-09	CFFP (Yes/ No)	Replacement Housing Factor Grant No:
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PHA Name:

CFFP (Yes/ No)
Replacement Housing Factor Grant No:

¹ To be completed for the Performance and Evaluation Report.

¹ To be completed for the Performance and Evaluation Report.

US Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2014

¹ To be completed for the Performance and Evaluation Report.

US Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2014

[illegible]

¹ To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

US Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2014

Part I: Summary		Grant Type		FFY of Grant: 2010	
PHA Name:		Capital Fund Program Grant No.: SC16P004501-10		FFY of Grant Approval: 2010	
CITY OF GREENVILLE, SC		Replacement Housing Factor Grant No:			
Date of CFFP:					

Type of Grant		<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 08/31/2011		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost	Revised²	Obligated	Expended
		Original		Total Actual Cost¹	
1	Total non-CFF Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations (may not exceed 20% of line 21) ³	\$0.00	\$211,160.00	\$0.00	\$0.00
3	1408 Management Improvements	\$101,277.00	\$66,032.12	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 21)	\$58,468.30	\$84,710.00	\$0.00	\$10,484.33
5	1411 Audit	\$2,475.00	\$2,475.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$63,500.00	\$40,000.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$102,845.00	\$74,635.00	\$60,915.59	\$59,210.30
10	1460 Dwelling Structures	\$471,501.70	\$359,945.00	\$58,016.00	\$52,374.86
11	1465.1 Dwelling Equipment—Nonexpendable	\$3,000.00	\$3,000.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$84,000.00	\$73,633.00	\$53,633.00	\$53,633.00
14	1485 Demolition	\$160,414.00	\$160,414.00	\$160,414.00	\$142,534.80
15	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$42,602.00	\$14,078.88	\$14,078.88	\$14,078.88
17	1499 Development Activities ⁴	\$0.00	\$0.00	\$0.00	\$0.00

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report of a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFF Grants on operations.

⁴ RHF funds shall be included here.

Part 1: Summary		Grant Type Capital Fund Program Grant No.: SC16P004501-10 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2010 FFY of Grant Approval: 2010	
PHA Name: CITY OF GREENVILLE, SC					
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 08/31/2011					
Summary by Development Account		Total Estimated Cost		Total Actual Cost¹	
Line		Original	Revised²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid bt the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00	\$0.00	\$0.00	\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant: (sum of lines 2 – 19)	\$1,090,083.00	\$1,090,083.00	\$347,057.47	\$332,316.17
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 compliance	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security – Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of Line 20 Related to Security – Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00
Signature of Executive Director		Date: 09/28/2010		Signature of Public Housing Director	
				Date	

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report of a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFFP Grants on operations.
⁴ RHF funds shall be included here.

Part II: Supporting Pages									
PHA Name:		Grant Type and Number			Federal FFY of Grant: 2010				
CITY OF GREENVILLE, SC		Capital Fund Program Grant No.: SC16P004501-10							
		CFFP (Yes/ No)							
		Replacement Housing Factor Grant No:							
Development Number	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
Name/PHA-Wide Activities				Original	Revised ¹	Funds Obligated ²	Funds Expended ²		
HIA WIDE	OPERATIONS	1406		0.00	211,160.00	0.00	0.00	ADD	
	1406 TOTAL			0.00	211,160.00	0.00	0.00	1406 TOTAL	
	MANAGEMENT IMPROVEMENTS	1408							
	Staff Training	1408		20,000.00	5,000.00	0.00	0.00	In Process	
	Resident Services	1408		36,000.00	10,000.00	0.00	0.00	In Process	
	Security Guard Services	1408		0.00	22,000.00	0.00	0.00	ADD from AMP505	
	Management Software Service Cost	1408		0.00	4,032.12	0.00	0.00	ADD from all AMPs	
	Vacancy Reduction	1408		0.00	25,000.00	0.00	0.00	ADD from all AMPs	
	1408 TOTAL	1408		56,000.00	66,032.12	0.00	0.00	1408 TOTAL	
	ADMINISTRATION	1410							
	Non-Tech Salaries	1410		39,218.00	60,000.00	8,984.92	6,306.52	In Process	
	Employee Benefits	1410		12,540.00	16,000.00	412.65	266.80	In Process	
	Legal Expense	1410		3,000.00	3,000.00	280.50	280.50	In Process	
	Publications	1410		710.00	710.00	0.00	0.00	In Process	
	Sundry	1410		3,000.30	5,000.00	3,760.14	3,630.51	In Process	
	1410 TOTAL	1410		58,468.30	84,710.00	13,438.21	10,484.33	1410 TOTAL	

¹ To be completed for the Performance and Evaluation Report.² To be completed for the Performance and Evaluation Report of a Revised Annual Statement.

Part II: Supporting Pages									
PIHA Name:		Grant Type and Number			Federal FFY of Grant: 2010				
CITY OF GREENVILLE, SC		Capital Fund Program Grant No.: SC16P004501-10							
		CFFP (Yes/ No)							
		Replacement Housing Factor Grant No:							
Development Number Name/PIHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised¹	Funds Obligated²	Funds Expended²		
HA WIDE (Cont'd.)	AUDIT	1411		2,475.00	2,475.00	0.00	0.00	In Process	
	1411 TOTAL	1411		2,475.00	2,475.00	0.00	0.00	1411 TOTAL	
	FEES AND COSTS	1430		50,000.00	40,000.00	0.00	0.00	In Process	
	1430 TOTAL	1430		50,000.00	40,000.00	0.00	0.00	1430 TOTAL	
	NON-DWELLING EQUIPMENT	1475							
	Computer Hardware/Software & Other NIDE	1475		22,000.00	20,000.00	0.00	0.00	In Process	
	1475 TOTAL	1475		22,000.00	20,000.00	0.00	0.00	1475 TOTAL	
	RELOCATION	1495.1							
	All AMPs except AMP707-Chamlee Ct.			0.00	5,000.00	0.00	0.00	ADD from AMPs less 707	
	1495.1 TOTAL	1495.1		0.00	5,000.00	0.00	0.00	1495.1 TOTAL	
HA WIDE	GRAND TOTAL			188,943.30	429,377.12	13,438.21	10,484.33	HA WIDE GRAND TOTAL	

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² To be completed for the Performance and Evaluation Report of a Revised Annual Statement.

Part II: Supporting Pages									
PHA Name:		Grant Type and Number			Federal FFY of Grant: 2010				
CITY OF GREENVILLE, SC		Capital Fund Program Grant No.: SC16P004501-10 CFFP (Yes/ No) Replacement Housing Factor Grant No:							
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised¹	Funds Obligated²	Funds Expended²		
101	BROOK HAVEN		55						
	Vacancy Reduction	1408		2,637.00	0.00	0.00	0.00	Delete & Move to HA Wide	
	Management Software Service Cost	1408		370.00	0.00	0.00	0.00	Delete & Move to HA Wide	
	1408 TOTAL	1408		3,007.00	0.00	0.00	0.00	1408 TOTAL	
	Annual Service Contracts	1430		985.00	0.00	0.00	0.00	Delete & Move to HA Wide	
	1430 TOTAL	1430		985.00	0.00	0.00	0.00	1430 TOTAL	
	Site Improvements/PM	1450		1,600.00	1,600.00	700.00	700.00	In Process	
	1450 TOTAL	1450		1,600.00	1,600.00	700.00	700.00	1450 TOTAL	
	Occupied Paint	1460		4,400.00	4,400.00	0.00	0.00	In Process	
	Health/Safety Repair	1460		6,000.00	5,000.00	0.00	0.00	In Process	
	Non-Routine Vacancy Repair	1460		6,000.00	5,000.00	0.00	0.00	In Process	
	Non-Routine PM Repair	1460		6,000.00	5,000.00	0.00	0.00	In Process	
	General Renovations	1460		13,091.70	15,000.00	0.00	0.00	In Process	
	1460 TOTAL	1460		35,491.70	34,400.00	0.00	0.00	1460 TOTAL	
	Maintenance Van	1475		25,000.00	20,045.00	20,045.00	20,045.00	COMPLETE	
	1475 TOTAL	1475		25,000.00	20,045.00	20,045.00	20,045.00	1475 TOTAL	
	Relocation	1495.1		760.00	0.00	0.00	0.00	Delete & Move to HA Wide	
	1495.1 TOTAL	1495.1		760.00	0.00	0.00	0.00	1495.1 TOTAL	
BROOK HAVEN	GRAND TOTAL			66,843.70	56,045.00	20,745.00	20,745.00	BROOK HVN.TOTAL	

¹ To be completed for the Performance and Evaluation Report.² To be completed for the Performance and Evaluation Report of a Revised Annual Statement.

Part II: Supporting Pages									
PHA Name:		Grant Type and Number			Federal FFY of Grant: 2010				
CITY OF GREENVILLE, SC		Capital Fund Program Grant No.: SC16P004501-10 CFEP (Yes/ No) Replacement Housing Factor Grant No:							
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²		
101 (Cont'd.)	WESTVIEW		79						
	Vacancy Reduction	1408		3,800.00	0.00	0.00	0.00	Delete & Move to HA Wide	
	Management Software Service Cost	1408		435.00	0.00	0.00	0.00	Delete & Move to HA Wide	
	1408 TOTAL	1408		4,235.00	0.00	0.00	0.00	1408 TOTAL	
	Annual Service Contracts	1430		1,095.00	0.00	0.00	0.00	Delete & Move to HA Wide	
	1430 TOTAL	1430		1,095.00	0.00	0.00	0.00	1430 TOTAL	
	Site Improvements/PM	1450		5,700.00	3,400.00	1,275.59	1,275.59	In Process	
	1450 TOTAL	1450		5,700.00	3,400.00	1,275.59	1,275.59	1450 TOTAL	
	Occupied Paint	1460		4,380.00	4,380.00	3,766.00	3,766.00	In Process	
	Health/Safety Repair	1460		7,660.00	6,000.00	0.00	0.00	In Process	
	Non-Routine Vacancy Repair	1460		7,660.00	6,000.00	0.00	0.00	In Process	
	Non-Routine PM Repair	1460		7,660.00	6,000.00	0.00	0.00	In Process	
	Interior Renovations	1460		28,400.00	20,000.00	0.00	0.00	In Process	
	1460 TOTAL	1460		55,760.00	42,380.00	3,766.00	3,766.00	1460 TOTAL	
	Relocation	1495.1		1,040.00	0.00	0.00	0.00	Delete & Move to HA Wide	
	1495.1 TOTAL	1495.1		1,040.00	0.00	0.00	0.00	1495.1 TOTAL	
WESTVIEW	GRAND TOTAL			67,830.00	45,780.00	5,041.59	5,041.59	WESTVW.TOTAL	
DEV. 101	COMBINED TOTAL			134,673.70	101,825.00	25,786.59	25,786.59	AMPI01 COMBINED TOTAL	

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report of a Revised Annual Statement.

Part II: Supporting Pages									
PHIA Name:		Grant Type and Number			Federal FFY of Grant: 2010				
CITY OF GREENVILLE, SC		Capital Fund Program Grant No.: SC16P004501-10 CFFP (Yes/ No) Replacement Housing Factor Grant No:							
Development Number Name/PIA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²		
212	SCATTERED SITES #1		28						
	Vacancy Reduction	1408		2,055.00	0.00	0.00	0.00	0.00	Delete & Move to HA Wide
	Management Software Service Cost	1408		205.00	0.00	0.00	0.00	0.00	Delete & Move to HA Wide
	1408 TOTAL	1408		2,260.00	0.00	0.00	0.00	0.00	1408 TOTAL
	Annual Service Contracts	1430		450.00	0.00	0.00	0.00	0.00	Delete & Move to HA Wide
	1430 TOTAL	1430		450.00	0.00	0.00	0.00	0.00	1430 TOTAL
	Site Improvements/PM	1450		3,220.00	3,000.00	1,275.00	1,275.00	1,275.00	In Process
	1450 TOTAL	1450		3,220.00	3,000.00	1,275.00	1,275.00	1,275.00	1450 TOTAL
	Occupied Paint	1460		1,610.00	1,610.00	0.00	0.00	0.00	In Process
	Health/Safety Repair	1460		7,050.00	5,000.00	2,000.00	2,000.00	2,000.00	In Process
	Non-Routine Vacancy Repair	1460		7,050.00	5,000.00	0.00	0.00	0.00	In Process
	Non-Routine PM Repair	1460		7,050.00	5,000.00	500.00	500.00	500.00	In Process
	General Renov. - Rplmt. Wooden SP Windows w/vinyl TP	1460		0.00	18,500.00	0.00	0.00	0.00	ADD
	1460 TOTAL	1460		22,760.00	35,110.00	2,500.00	2,500.00	2,500.00	1460 TOTAL
	Vehicles	1475		37,000.00	33,588.00	33,588.00	33,588.00	33,588.00	COMPLETE
	1475 TOTAL	1475		37,000.00	33,588.00	33,588.00	33,588.00	33,588.00	1475 TOTAL
	Relocation	1495.1		1,030.00	0.00	0.00	0.00	0.00	Delete & Move to HA Wide
	1495.1 TOTAL	1495.1		1,030.00	0.00	0.00	0.00	0.00	1495.1 TOTAL
SCATD. SITES #1	GRAND TOTAL			29,720.00	71,698.00	37,363.00	37,363.00	37,363.00	SCATD.SITE #1 TOTAL

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report of a Revised Annual Statement.

¹ To be completed for the Performance and Evaluation Report.

¹ To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages									
PHIA Name:		Grant Type and Number			Federal FFY of Grant: 2010				
CITY OF GREENVILLE, SC		Capital Fund Program Grant No.: SC16P004501-10							
		CFFP (Yes/No)							
		Replacement Housing Factor Grant No:							
Development Number	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
Name/PHIA-Wide Activities				Original	Revised¹	Funds Obligated²	Funds Expended²		
212 (Cont'd.)	SCATTERED SITES #4		10						
	Vacancy Reduction	1408		600.00	0.00	0.00	0.00	Delete & Move to HA Wide	
	Management Software Service Cost	1408		70.00	0.00	0.00	0.00	Delete & Move to HA Wide	
	1408 TOTAL	1408		670.00	0.00	0.00	0.00	1408 TOTAL	
	Annual Service Contracts	1430		145.00	0.00	0.00	0.00	Delete & Move to HA Wide	
	1430 TOTAL	1430		145.00	0.00	0.00	0.00	1430 TOTAL	
	Site Improvements/PM	1450		635.00	635.00	0.00	0.00	In Process	
	1450 TOTAL	1450		635.00	635.00	0.00	0.00	1450 TOTAL	
	Occupied Paint	1460		3,285.00	3,000.00	0.00	0.00	In Process	
	Health/Safety Repair	1460		2,080.00	2,000.00	800.00	800.00	In Process	
	Non-Routine Vacancy Repair	1460		2,080.00	2,000.00	0.00	0.00	In Process	
	Non-Routine PM Repair	1460		2,080.00	2,000.00	0.00	0.00	In Process	
	General Renov. - Rplc. Wooden SP windows w/Vinyl TP	1460	2	6,900.00	8,000.00	0.00	0.00	In Process	
	1460 TOTAL	1460		16,425.00	17,000.00	800.00	800.00	1460 TOTAL	
	Relocation	1495.1		350.00	0.00	0.00	0.00	Delete & Move to HA Wide	
	1495.1 TOTAL	1495.1		350.00	0.00	0.00	0.00	1495.1 TOTAL	
SCATD.SITES #4	GRAND TOTAL			18,225.00	17,635.00	800.00	800.00	SCATD.SITE#4 TOTAL	

¹ To be completed for the Performance and Evaluation Report.² To be completed for the Performance and Evaluation Report of a Revised Annual Statement.

Part II: Supporting Pages		Grant Type and Number				Federal FY of Grant: 2010		
PHA Name:		Capital Fund Program Grant No.: SC16P004501-10						
CITY OF GREENVILLE, SC		CFFP (Yes/No)						
		Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
212 (Cont'd.)	SCATTERED SITES #5 (1) & #6 (29)		30					
	Vacancy Reduction	1408		2,400.00	0.00	0.00	0.00	Delete & Move to HA Wide
	Management Software Service Cost	1408		240.00	0.00	0.00	0.00	Delete & Move to HA Wide
	1408 TOTAL	1408		2,640.00	0.00	0.00	0.00	1408 TOTAL
	Annual Service Contracts	1430		490.00	0.00	0.00	0.00	Delete & Move to HA Wide
	1430 TOTAL	1430		490.00	0.00	0.00	0.00	1430 TOTAL
	Site Improvements/PM	1450		2,815.00	1,500.00	625.00	625.00	In Process
	Storage Building Installation	1450		25,270.00	26,000.00	26,000.00	24,979.73	In Process
	1450 TOTAL	1450		28,085.00	27,500.00	26,625.00	25,604.73	1450 TOTAL
	Occupied Paint	1460		3,285.00	3,000.00	0.00	0.00	In Process
	Health/Safety Repair	1460		9,915.00	4,000.00	0.00	0.00	In Process
	Non-Routine Vacancy Repair	1460		9,915.00	4,000.00	0.00	0.00	In Process
	Non-Routine PM Repair	1460		9,915.00	4,000.00	0.00	0.00	In Process
	1460 TOTAL	1460		33,030.00	15,000.00	0.00	0.00	1460 TOTAL
	Relocation	1495.1		1,095.00	0.00	0.00	0.00	Delete & Move to HA Wide
	1495.1 TOTAL	1495.1		1,095.00	0.00	0.00	0.00	1495.1 TOTAL
	GRAND TOTAL			65,340.00	42,500.00	26,625.00	25,604.73	
SCATD.SITES #5 & #6								
212	SCATD. SITES COMBINED TOTAL			240,040.00	260,238.00	103,883.00	98,797.96	SCATD.SITES 5-6 TOTAL

¹ To be completed for the Performance and Evaluation Report.² To be completed for the Performance and Evaluation Report of a Revised Annual Statement.

Part II: Supporting Pages									
PHIA Name:		Grant Type and Number			Federal FFY of Grant: 2010				
CITY OF GREENVILLE, SC		Capital Fund Program Grant No.: SC16P004501-10 CFFP (Yes/ No) Replacement Housing Factor Grant No:							
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²		
505	SCOTT TOWERS		195						
	Vacancy Reduction	1408		2,395.00	0.00	0.00	0.00	Delete & Move to HA Wide	
	Management Software Service Cost	1408		1,300.00	0.00	0.00	0.00	Delete & Move to HA Wide	
	Security Guard Services	1408		20,215.00	0.00	0.00	0.00	Delete & Move to HA Wide	
	1408 TOTAL	1408		23,910.00	0.00	0.00	0.00	1408 TOTAL	
	Annual Service Contracts	1430		5,000.00		0.00	0.00	Delete & Move to HA Wide	
	1430 TOTAL	1430		5,000.00	0.00	0.00	0.00	1430 TOTAL	
	Site Improvements/PM	1450		25,185.00	5,000.00	3,995.00	3,205.00	In Process	
	1450 TOTAL	1450		25,185.00	5,000.00	3,995.00	3,205.00	1450 TOTAL	
	Unit Interior Renovations	1460		44,875.00	0.00	0.00	0.00	DELETE	
	Occupied Paint	1460		10,950.00	1,000.00	580.00	580.00	In Process	
	Health/Safety Repairs	1460		21,900.00	12,000.00	10,659.00	10,658.60	In Process	
	Non-routine Vacancy Repairs	1460		21,900.00	1,000.00	0.00	0.00	In Process	
	Non-routine PM Repairs	1460		21,900.00	21,900.00	19,617.00	19,616.76	In Process	
	1460 TOTAL	1460		121,525.00	35,900.00	30,856.00	30,855.36	1460 TOTAL	
	Relocation	1495.1		3,057.00	0.00	0.00	0.00	Delete & Move to HA Wide	
	1495.1 TOTAL	1495.1		3,057.00	0.00	0.00	0.00	1495.1 TOTAL	
SCOTT TOWERS	GRAND TOTAL			178,677.00	40,900.00	34,851.00	34,060.36	SCOTT TOWRS. TOTAL	

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report of a Revised Annual Statement.

Part II: Supporting Pages							Federal FFY of Grant: 2010		
PHA Name:		Grant Type and Number		Capital Fund Program Grant No.: SC16P004501-10					
CITY OF GREENVILLE, SC		CFPP (Yes/No)		Replacement Housing Factor Grant No:					
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²		
505 (Cont'd.)	GARDEN APARTMENTS		79						
	Vacancy Reduction	1408		1,500.00	0.00	0.00	0.00	0.00	Delete & Move to HA Wide
	Management Software Service Cost	1408		670.00	0.00	0.00	0.00	0.00	Delete & Move to HA Wide
	1408 TOTAL	1408		2,170.00	0.00	0.00	0.00	0.00	1408 TOTAL
	Annual Service Contracts	1430		3,625.00	0.00	0.00	0.00	0.00	Delete & Move to HA Wide
	1430 TOTAL	1430		3,625.00	0.00	0.00	0.00	0.00	1430 TOTAL
	Site Improvements/PM	1450		5,670.00	2,000.00	0.00	0.00	0.00	In Process
	1450 TOTAL	1450		5,670.00	2,000.00	0.00	0.00	0.00	1450 TOTAL
	Interior Renovations	1460		19,515.00	15,000.00	0.00	0.00	0.00	In Process
	Occupied Paint	1460		5,475.00	1,000.00	0.00	0.00	0.00	In Process
	Health/Safety Repair	1460		7,000.00	5,000.00	2,379.00	2,379.00	0.00	In Process
	Non-Routine Vacancy Repair	1460		7,000.00	500.00	0.00	0.00	0.00	In Process
	Non-Routine PM Repair	1460		7,000.00	7,000.00	1,899.00	1,899.00	0.00	In Process
	1460 TOTAL	1460		45,990.00	28,500.00	4,278.00	4,278.00	0.00	1460 TOTAL
	Relocation	1495.1		2,330.00	0.00	0.00	0.00	0.00	Delete & Move to HA Wide
	1495.1 TOTAL	1495.1		2,330.00	0.00	0.00	0.00	0.00	1495.1 TOTAL
GARDEN APTS.	GRAND TOTAL			59,785.00	30,500.00	4,278.00	4,278.00	0.00	GARDEN TOTAL
505	COMBINED TOTAL			238,462.00	71,400.00	39,129.00	38,338.36	0.00	AMP505 COMBINED TOTAL

¹ To be completed for the Performance and Evaluation Report.² To be completed for the Performance and Evaluation Report of a Revised Annual Statement.

¹ To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages		Federal FY of Grant: 2010				
PHA Name:		Grant Type and Number				
CITY OF GREENVILLE, SC		Capital Fund Program Grant No.: SC16P004501-10				
		CFFP (Yes/ No) Yes				
		Replacement Housing Factor Grant No:				
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Status of Work
				Original	Revised ¹	
					Funds Obligated ²	Funds Expended ²
404	ARCADIA HILLS		44			
	Vacancy Reduction	1408		900.00	0.00	0.00
	Management Software Service Costs	1408		300.00	0.00	0.00
	1408 TOTAL	1408		1,200.00	0.00	0.00
	Annual Service Contracts	1430		900.00	0.00	0.00
	1430 TOTAL	1430		900.00	0.00	0.00
	Site Improvements/PM	1450		1,000.00	1,000.00	0.00
	1450 TOTAL	1450		1,000.00	1,000.00	0.00
	Occupied Paint	1460		4,000.00	3,000.00	0.00
	Health/Safety Repair	1460		4,000.00	7,000.00	0.00
	Non-Routine Vacancy Repair	1460		4,000.00	3,000.00	0.00
	Non-routine PM Repair	1460		4,000.00	3,000.00	0.00
	Flooring Repair/Replacement	1460		21,200.00	21,200.00	0.00
	Porch/Trash Receptacle Upgrades	1460		16,550.00	16,550.00	0.00
	1460 TOTAL	1460		53,750.00	53,750.00	0.00
	Appliance Replacement	1465.1		3,000.00	3,000.00	0.00
	1465.1 TOTAL	1465.1		3,000.00	3,000.00	0.00
	Relocation Costs	1495.1		700.00	0.00	0.00
	1495.1 TOTAL	1495.1		700.00	0.00	0.00
404 ARCADIA HILLS	GRAND TOTAL			60,550.00	57,750.00	2,295.25
						ARCADIA HILLS TOTAL

¹ To be completed for the Performance and Evaluation Report.² To be completed for the Performance and Evaluation Report of a Revised Annual Statement.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

US Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2014


Part 1: Summary		Grant Type	FFY of Grant: 2011
PHA Name:		Capital Fund Program Grant No.: SC16P004501-11	FFY of Grant Approval: 2011
CITY OF GREENVILLE, SC		Replacement Housing Factor Grant No:	
		Date of CFFP:	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending:			
Line		Summary by Development Account	<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report
		Total Estimated Cost	Total Actual Cost ¹
		Original	Revised ² Obligated Expended
1	Total non-CFP Funds	\$0.00	\$0.00 \$0.00 \$0.00
2	1406 Operations (may not exceed 20% of line 21) ³	\$189,893.80	\$0.00 \$0.00 \$0.00
3	1408 Management Improvements	\$94,946.90	\$0.00 \$0.00 \$0.00
4	1410 Administration (may not exceed 10% of line 21)	\$94,946.90	\$0.00 \$0.00 \$0.00
5	1411 Audit	\$2,780.00	\$0.00 \$0.00 \$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00 \$0.00 \$0.00
7	1430 Fees and Costs	\$42,450.00	\$0.00 \$0.00 \$0.00
8	1440 Site Acquisition	\$0.00	\$0.00 \$0.00 \$0.00
9	1450 Site Improvement	\$19,910.00	\$0.00 \$0.00 \$0.00
10	1460 Dwelling Structures	\$405,150.00	\$0.00 \$0.00 \$0.00
11	1465.1 Dwelling Equipment—Nonexpendable	\$56,511.40	\$0.00 \$0.00 \$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00 \$0.00 \$0.00
13	1475 Nondwelling Equipment	\$37,980.00	\$0.00 \$0.00 \$0.00
14	1485 Demolition	\$0.00	\$0.00 \$0.00 \$0.00
15	1492 Moving to Work Demonstration	\$0.00	\$0.00 \$0.00 \$0.00
16	1495.1 Relocation Costs	\$4,900.00	\$0.00 \$0.00 \$0.00
17	1499 Development Activities ⁴	\$0.00	\$0.00 \$0.00 \$0.00

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report of a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants on operations.

⁴ RHIF funds shall be included here.

Part 1: Summary		Grant Type Capital Fund Program Grant No.: SC16P004501-11 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2011 FFY of Grant Approval: 2011	
PHA Name: CITY OF GREENVILLE, SC					
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Original	Revised²	Obligated	Total Actual Cost¹
18a	1501 Collateralization or Debt Service paid bt the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00	\$0.00	\$0.00	\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant: (sum of lines 2 – 19)	\$949,469.00	\$0.00	\$0.00	\$0.00
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 compliance	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security – Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of Line 20 Related to Security – Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00
Signature of Executive Director 		Date: July 15, 2011		Signature of Public Housing Director Date	

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report of a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants on operations.
⁴ RHF funds shall be included here.

Part II: Supporting Pages		Federal FFY of Grant: 2011				
PHA Name:		Grant Type and Number				
CITY OF GREENVILLE, SC		Capital Fund Program Grant No.: SC16P004501-11				
		CFEP (Yes/ No)				
		Replacement Housing Factor Grant No:				
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Status of Work
				Original	Revised ¹	
					Funds Obligated ²	Funds Expended ²
HA WIDE (Cont'd.)	AUDIT	1411		2,780.00	0.00	0.00
	1411 TOTAL			2,780.00	0.00	0.00
	FEES AND COSTS	1430		42,450.00	0.00	0.00
	1430 TOTAL			42,450.00	0.00	0.00
	NON-DWELLING EQUIPMENT	1475				
	Computer Hardware/Software	1475		16,980.00	0.00	0.00
	1475 TOTAL			16,980.00	0.00	0.00
	RELOCATION	1495.1		4,900.00	0.00	0.00
	1495.1 TOTAL			4,900.00	0.00	0.00
HA WIDE	GRAND TOTAL			446,897.60	0.00	0.00

¹ To be completed for the Performance and Evaluation Report.² To be completed for the Performance and Evaluation Report of a Revised Annual Statement.

Part II: Supporting Pages									
PHA Name:		Grant Type and Number			Federal FFY of Grant: 2011				
CITY OF GREENVILLE, SC		Capital Fund Program Grant No.: SC16P004501-11 CFPP (Yes/ No) Replacement Housing Factor Grant No:							
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²		
101	BROOK HAVEN & WESTVIEW		134						
	Site Improvements/PM	1450		6,700.00	0.00	0.00	0.00		
	1450 TOTAL			6,700.00	0.00	0.00	0.00		
	Occupied Paint	1460		1,820.00	0.00	0.00	0.00		
	Health/Safety Repair	1460		6,500.00	0.00	0.00	0.00		
	Non-Routine Vacancy Repair	1460		4,415.00	0.00	0.00	0.00		
	Non-Routine PM Repair	1460		4,415.00	0.00	0.00	0.00		
	Interior Renovations	1460		57,140.00	0.00	0.00	0.00		
	1460 TOTAL			74,290.00	0.00	0.00	0.00		
	Replace Refrigerators (BH Only)	1465.1		28,255.70	0.00	0.00	0.00		
	Replace Gas Ranges (BH Only)	1465.1		28,255.70	0.00	0.00	0.00		
	1465.1 TOTAL			56,511.40	0.00	0.00	0.00		
101	GRAND TOTAL			137,501.40	0.00	0.00	0.00		

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report of a Revised Annual Statement.

Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2014

Part II: Supporting Pages		Federal FFY of Grant: 2011				
PHA Name:		Grant Type and Number				
CITY OF GREENVILLE, SC		Capital Fund Program Grant No.: SC16P004501-11				
		CFPP (Yes/ No)				
		Replacement Housing Factor Grant No:				
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Status of Work
				Original	Revised ¹	
					Funds Obligated ²	Funds Expended ²
212	ALL SCATTERED SITES		132			
	Site Improvements/PM	1450		6,110.00	0.00	0.00
	1450 TOTAL			6,110.00	0.00	0.00
	Occupied Paint	1460		7,600.00	0.00	0.00
	Health/Safety Repair	1460		11,000.00	0.00	0.00
	Non-Routine Vacancy Repair	1460		11,000.00	0.00	0.00
	Non-Routine PM Repair	1460		11,000.00	0.00	0.00
	Roof Replacement (5 houses)	1460		21,375.00	0.00	0.00
	Window Replacement (6 houses)	1460		25,470.00	0.00	0.00
	Utility Closet Metal Door Upgrade (SS#3)	1460		12,735.00	0.00	0.00
	Interior Renovations/Upgrades	1460		33,280.00	0.00	0.00
	1460 TOTAL			133,460.00	0.00	0.00
212 (ALL)	GRAND TOTAL			139,570.00	0.00	0.00

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report of a Revised Annual Statement.

Annual Statement/Performance and Evaluation Report

Capital Fund Program, Capital Fund Program Replacement Housing Factor and

US Department of Housing and Urban Development
Office of Public and Indian Housing

Part II: Supporting Pages				Federal FFY of Grant: 2011				
PHA Name:		Grant Type and Number						
CITY OF GREENVILLE, SC		Capital Fund Program Grant No.: SC16P004501-11						
		CFPP (Yes/ No)						
		Replacement Housing Factor Grant No:						
Development Number	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
Name/PHA-Wide Activities				Original	Revised¹	Funds Obligated²	Funds Expended²	
505	SCOTT TOWERS & GARDEN APTS.		274					
	Site Improvements/PM	1450		5,000.00	0.00	0.00	0.00	
	1450 TOTAL			5,000.00	0.00	0.00	0.00	
	Replace 25 Water Heaters (Scott)	1460		16,980.00	0.00	0.00	0.00	
	Replace 40 P-TAC units (Scott)	1460		67,920.00	0.00	0.00	0.00	
	Add'l. Kitchen Cabinet Replacement (Scott)	1460		51,680.00	0.00	0.00	0.00	
	Lighting Upgrade Common Areas (Garden)	1460		19,850.00	0.00	0.00	0.00	
	Occupied Paint	1460		6,450.00	0.00	0.00	0.00	
	Health/Safety Repairs	1460		8,490.00	0.00	0.00	0.00	
	Non-routine Vacancy Repair	1460		4,245.00	0.00	0.00	0.00	
	Non-routine PM Repair	1460		7,385.00	0.00	0.00	0.00	
	1460 TOTAL			183,000.00	0.00	0.00	0.00	
	NON-DWELLING EQUIPMENT	1475						
	Maintenance Van	1475		21,000.00	0.00	0.00	0.00	
	1475 TOTAL			21,000.00	0.00	0.00	0.00	
505	GRAND TOTAL			209,000.00	0.00	0.00	0.00	

¹ To be completed for the Performance and Evaluation Report.² To be completed for the Performance and Evaluation Report of a Revised Annual Statement.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

US Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2014

Part 1: Summary		Grant Type		FFY of Grant: 2010	
PHA Name:		Capital Fund Program Grant No:		FFY of Grant Approval: 2010	
CITY OF GREENVILLE, SC		Replacement Housing Factor Grant No: SC16R004501-10			
Date of CFP:					
Type of Grant		<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2011			
<input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2011		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost	Revised ²	Obligated	Expended
	Original				
1	Total non-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations (may not exceed 20% of line 21) ³	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 21)	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment—Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities ⁴	\$342,922.00	\$0.00	\$0.00	\$0.00

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report of a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants on operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

US Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2014

Part I: Summary		FFY of Grant: 2010	
PHA Name:	Grant Type	FFY of Grant Approval: 2010	
CITY OF GREENVILLE, SC	Capital Fund Program Grant No: Replacement Housing Factor Grant No: SC16R004501-10 Date of CFFP:		
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2011		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost¹
		Original	Revised²
18a	1501 Collateralization or Debt Service paid bt the PHA	\$0.00	\$0.00
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00	\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00
20	Amount of Annual Grant: (sum of lines 2 – 19)	\$342,922.00	\$0.00
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 compliance	\$0.00	\$0.00
23	Amount of line 20 Related to Security – Soft Costs	\$0.00	\$0.00
24	Amount of Line 20 Related to Security – Hard Costs	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00
Signature of Executive Director		Signature of Public Housing Director	
Date: 09/28/2011		Date	

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report of a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants on operations.
⁴ RIIF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

US Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2014

Part 1: Summary		Grant Type Capital Fund Program Grant No: Replacement Housing Factor Grant No: SC16R004501-11		FFY of Grant: 2011 FFY of Grant Approval: 2011	
PHA Name: CITY OF GREENVILLE, SC					
Date of CFFP:					
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Original	Revised²	Obligated	Expended
1	Total non-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations (may not exceed 20% of line 21) ³	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 21)	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment—Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities ⁴	\$131,839.00	\$0.00	\$0.00	\$0.00

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report of a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants on operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

US Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2014

Part I: Summary		Grant Type		FFY of Grant: 2011	
PHA Name:		Capital Fund Program Grant No:		FFY of Grant Approval: 2011	
CITY OF GREENVILLE, SC		Replacement Housing Factor Grant No: SC16R004501-11			
		Date of CFFP:			
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:					
<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Original	Revised²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid bt the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00	\$0.00	\$0.00	\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant: (sum of lines 2 – 19)	\$131,839.00	\$0.00	\$0.00	\$0.00
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 compliance	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security – Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of Line 20 Related to Security – Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00
Signature of Executive Director		Date: 07/28/2011		Signature of Public Housing Director	
				Date	

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report of a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants on operations.
⁴ RHIF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

US Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2014

[illegible]¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report of a Revised Annual Statement.

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

US Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

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Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

US Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2014

Part I: Summary		FFY of Grant: 2010	
PHA Name:	Grant Type	FFY of Grant Approval: 2010	
CITY OF GREENVILLE, SC	Capital Fund Program Grant No: Replacement Housing Factor Grant No: SC16R004502-10		
Date of CFFP:			
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2011 <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Summary by Development Account <input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
		Original	Revised ²
		Obligated	Expended
1	Total non-CFP Funds	\$0.00	\$0.00
2	1406 Operations (may not exceed 20% of line 21) ³	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 21)	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00
11	1465.1 Dwelling Equipment—Nonexpendable	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00
17	1499 Development Activities ⁴	\$458,963.00	\$0.00

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report of a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants on operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

US Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2014

Part 1: Summary		FFY of Grant: 2010	
PHA Name:	Grant Type	FFY of Grant Approval: 2010	
CITY OF GREENVILLE, SC	Capital Fund Program Grant No: Replacement Housing Factor Grant No: SC16R004502-10 Date of CFFP:		
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2011			
		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost¹
		Original	Revised²
18a	1501 Collateralization or Debt Service paid bt the PHA	\$0.00	\$0.00
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00	\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00
20	Amount of Annual Grant: (sum of lines 2 – 19)	\$458,963.00	\$0.00
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 compliance	\$0.00	\$0.00
23	Amount of line 20 Related to Security – Soft Costs	\$0.00	\$0.00
24	Amount of Line 20 Related to Security – Hard Costs	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00
Signature of Executive Director		Signature of Public Housing Director	Date
			09/28/2011

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report of a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants on operations.
⁴ RHIF funds shall be included here.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

US Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2014

Part I: Summary		FFY of Grant: 2011	
PHA Name:	Grant Type	FFY of Grant Approval: 2011	
CITY OF GREENVILLE, SC	Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:	SC16R004502-11	

Type of Grant			
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:			
		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	

Line	Summary by Development Account	Total Estimated Cost		Revised ²	Total Actual Cost ¹	
		Original			Obligated	Expended
1	Total non-CFFP Funds		\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations (may not exceed 20% of line 21) ³		\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements		\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 21)		\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit		\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages		\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs		\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition		\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement		\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures		\$0.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment—Nonexpendable		\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures		\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment		\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition		\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration		\$0.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs		\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities ⁴		\$1,514.00	\$0.00	\$0.00	\$0.00

¹ To be completed for the Performance and Evaluation Report.


² To be completed for the Performance and Evaluation Report of a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFFP Grants on operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

US Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2014

Part I: Summary		FFY of Grant: 2011	
PHA Name:	Grant Type	FFY of Grant Approval: 2011	
CITY OF GREENVILLE, SC	Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFPP:	SC16R004502-11	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:			
<input type="checkbox"/> Reserve for Disasters/Emergencies			
<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost¹
		Original	Obligated
		Revised²	Expended
18a	1501 Collateralization or Debt Service paid bt the PHA	\$0.00	\$0.00
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00	\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00
20	Amount of Annual Grant: (sum of lines 2 – 19)	\$1,514.00	\$0.00
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 compliance	\$0.00	\$0.00
23	Amount of line 20 Related to Security – Soft Costs	\$0.00	\$0.00
24	Amount of Line 20 Related to Security – Hard Costs	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00
Signature of Executive Director 		Signature of Public Housing Director Date: 07/28/2011	
		Date	

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report of a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants on operations.
⁴ RHF funds shall be included here.

US Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2014

¹ To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

US Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2014

Part 1: Summary		Grant Type Capital Fund Program Grant No: Replacement Housing Factor Grant No: SC16R004504-09 Date of CFEP:		FFY of Grant: 2009 FFY of Grant Approval: 2009	
PHA Name: CITY OF GREENVILLE, SC					
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2011					
<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report					
Type of Grant	Summary by Development Account	Original	Revised²	Obligated	Total Actual Cost³
					Expended
1	Total non-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations (may not exceed 20% of line 21) ³	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 21)	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment—Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities ⁴	\$129,519.00	\$0.00	\$0.00	\$0.00

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report of a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants on operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

US Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2014

Part 1: Summary		FFY of Grant: 2009	
PHA Name:	Grant Type	FFY of Grant Approval: 2009	
CITY OF GREENVILLE, SC	Capital Fund Program Grant No: Replacement Housing Factor Grant No: SC16R004504-09 Date of CFPP:		
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2011			
<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report			
Type of Grant	Summary by Development Account	Total Estimated Cost	Total Actual Cost¹
		Original	Revised²
Line			Obligated
18a	1501 Collateralization or Debt Service paid bt the PHA	\$0.00	\$0.00
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00	\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00
20	Amount of Annual Grant: (sum of lines 2 – 19)	\$129,519.00	\$0.00
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 compliance	\$0.00	\$0.00
23	Amount of line 20 Related to Security – Soft Costs	\$0.00	\$0.00
24	Amount of Line 20 Related to Security – Hard Costs	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00
Signature of Executive Director		Signature of Public Housing Director	
Date: 09/28/2011		Date	

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report of a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFPP Grants on operations.
⁴ RHF funds shall be included here.

US Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

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Page 6

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

US Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2014

Part 1: Summary		FFY of Grant: 2009	
PHA Name:	Grant Type	FFY of Grant Approval: 2009	
CITY OF GREENVILLE, SC	Capital Fund Program Grant No: Replacement Housing Factor Grant No: SC16R004502-09 Date of CFFP:		

Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2011		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost¹
		Original	Revised²
			Obligated
			Expended
1	Total non-CFP Funds	\$0.00	\$0.00
2	1406 Operations (may not exceed 20% of line 21) ³	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 21)	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00
10	1460 Dwelling Structures	\$270,033.00	\$270,033.00
11	1465.1 Dwelling Equipment—Nonexpendable	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00
17	1499 Development Activities ⁴	\$0.00	\$0.00

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report of a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants on operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

US Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2014

Part I: Summary		FFY of Grant: 2009	
PHA Name:	Grant Type	FFY of Grant Approval: 2009	
CITY OF GREENVILLE, SC	Capital Fund Program Grant No: Replacement Housing Factor Grant No: SC16R004502-09 Date of CFFP:		
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2011		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost¹
		Original	Obligated
18a	1501 Collateralization or Debt Service paid bt the PHA	\$0.00	\$0.00
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00	\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00
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Signature of Executive Director		Signature of Public Housing Director	
Date: 09/28/2011		Date	

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³ PHAs with under 250 units in management may use 100% of CFF Grants on operations.

⁴ RHF funds shall be included here.

US Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

2012 ANNUAL PLAN PUBLIC HEARING COMMENTS

The Public Hearing began at 3:00 p.m. on Wednesday 9-7-2011 in the Board Room at Scott Towers. In attendance were Cindi Herrera, Manager of the HCV Program, Michael J. Raymond, Executive Director, and Michael Gambrell, Attorney with SC Legal Services.

Mr. Raymond went over the salient points of the Plan and Cindi Herrera went through the proposed revisions to the HCV Administrative Plan.

Mr. Gambrell had several questions during the course of the review all of which were of a clarifying nature and answered by Ms. Herrera. Mr. Gambrell stated that he thought the revised Plan was well done.

At approximately 3:50 p.m. the meeting was adjourned.



Housing Authority of the City of Greenville Strategic Plan 2011 - 2016



2011-2016

Renewed commitment in times of change



Our Mission:

The mission of the Housing Authority of the City of Greenville is to promote adequate, affordable and well-maintained housing that promotes a positive family environment.

Our Vision and Values:

HACG will, to the degree possible, provide guidance and access to programs that encourages our clients to become self-sufficient, to utilize pathways to homeownership, and no longer be dependent upon the provision of housing assistance. All of this will be done within the framework of being responsible stewards of tax-payer resources.

STRATEGIC PLAN
EXECUTIVE SUMMARY



Renewed commitment in times of change

The Housing Authority of the City of Greenville

Dear Colleagues, Partners and Residents,

The Housing Authority of the City of Greenville has an essential mission in our City: to provide housing assistance for people with low and moderate incomes. We recognize that to be a truly great city, Greenville must have affordable housing for people across the income spectrum.

Over the past seventy-two years, we have provided housing assistance in Greenville utilizing traditional programs: Public Housing and Section 8 Vouchers funded by the federal Department of Housing and Urban Development (HUD). We have also updated our housing portfolio with the modern mixed-income financing developments and utilized grant money through the federal HOPE VI Program to expand and update some of our stock. However, many of our public housing communities remain obsolete and no longer provide the best housing alternatives for the residents of our City. Our community continues to change and in recognition of these changes, our agency has developed this strategic plan to proactively meet the new challenges of housing Greenville's low and moderate income residents.

The Housing Authority of the City of Greenville will continue its transition to redevelop traditional public housing; we will continue to serve as a catalyst to support healthy mixed income communities in safe, stable environments. This transition will involve the repositioning of the remaining properties in our public housing portfolio and increased operational effectiveness to leverage dwindling federal resources.

Achievement of our vision will require the redevelopment of obsolete public housing communities that no longer meet the quality of life standards for the citizens of our community. The results of our vision will be the delivery of high quality affordable housing with increased opportunities for residents.

Through this strategic plan, the Housing Authority of the City of Greenville provides a ***continued commitment*** to our core mission of providing housing assistance for low and moderate income residents of our City; however, in ***times of change***, we must re-assess the way in which we provide housing assistance. To prepare for these challenges of tomorrow, we must continue to redefine public housing and we must adopt a more entrepreneurial way of doing business.

This strategic plan for the next five years articulates our vision of the future of assisted housing for the City of Greenville. We look forward to working with all members of our community to achieve our new Vision.

Sincerely,

Michael J. Raymond
Executive Director



Renewed commitment in times of change

The Housing Authority of the City of Greenville

INTRODUCTION

The Housing Authority of the City of Greenville (HACG) has served the City of Greenville since 1938. Traditional public housing communities were developed from the early 1950's through the 1970's in various locations on what was at that time, the outskirts of the City. In the 1980's, HACG developed scattered site housing throughout the City and the County; and, began administration of the Section 8 Housing Assistance Program.

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"Decent, affordable and accessible housing fosters self-sufficiency, brings stability to families and new vitality to distressed communities and supports overall economic growth...it improves life outcomes for children. In the process, it reduces a host of costly social and economic problems that place enormous strain on the nation's education, health, social, service, law enforcement, criminal justice and welfare systems."

The Millennial Housing Commission

June 2002

● ● ●

Since its inception, the Housing Authority of the City of Greenville has served the housing needs of Greenville's lowest income citizens through administration of the federal Public Housing and Section 8 Programs. Throughout its history, HACG has targeted housing and services primarily to the "poorest of the poor", relying solely on funding from the U.S Department of Housing and Urban Development (HUD).

The early public housing communities have been plagued with physical and social challenges. Some properties have serious structural problems while others have severe site problems. Individual units are functionally obsolete and do not offer basic amenities found in the private real estate market. Housing designed for senior citizens has transgressed to mixed populations with incompatible life styles. Some communities remain isolated from the surrounding neighborhood while others have seen surrounding areas developed in conflict with residential living. Concentration of poverty has impeded

individual motivation and economic self-sufficiency.

Compounding the local physical and social challenges has been the continued reduction of federal funding. Throughout the history of federal housing assistance, federal funding has fluctuated with the political tides.

To hold to our mission, we must become more operationally effective, efficient and continue to be entrepreneurial. ***To embrace our vision***, we must reposition the remaining properties and continue to provide mixed income communities of opportunity.



Renewed commitment in times of change

The Housing Authority of the City of Greenville

STRATEGIC DIRECTION

Repositioning the Public Housing Portfolio - To reposition our public housing portfolio and lessen our dependence on federal funding we will continue to use the successes, and improve on the challenges, of the federal Mixed Finance program.

The Mixed Finance Program was created in 1993 as a demonstration program and represents a new approach to the revitalization of public housing. It redefines public housing as mixed income communities serving very low income residents through the Public Housing Program and Housing Choice Voucher Project Based Vouchers; moderate income residents through the Low Income Housing Tax Credit program and market rate residents through private investment. Federal resources are leveraged with state and local funds; equity from private investors and funding from private lenders.



HACG has successfully redeveloped its oldest public housing communities under the Mixed Finance approach through the federal HOPE VI Program. The former Woodland-Pearce Community was redeveloped into a vibrant mixed income community. The new **Arcadia Hills** community includes public housing rental units, rent restricted rental units under the Low Income Housing Tax Credit Program, and affordable homeownership.

The former Jesse Jackson Townhomes has been redeveloped to also provide affordable mixed income housing to the residents of the City of Greenville. The new **Heritage** community provides affordable rental housing for seniors and families. Remaining development will continue as we strive to provide affordable homeownership opportunities in the future when economic conditions will again support





Renewed commitment in times of change

The Housing Authority of the City of Greenville

The Mixed Finance Program offers a unique approach to neighborhood revitalization as reinvestment in the remaining public housing sites will serve as the catalyst for broader investment in economically depressed neighborhoods. The HOPE VI Program has been replaced at the Federal level with a "Choice Neighborhood Program" which recognizes that the redevelopment of the public housing community alone does not revive a neighborhood. Community and neighborhood revitalization include quality education, transportation, access to economic opportunities as well as rehabilitation of the physical assets of the neighborhood. The Choice Neighborhood Program is designed to include all of these components critical to community revitalization.

The following business strategies will drive our continued repositioning of the remaining traditional public housing portfolio.

- Partnerships with private real estate developers to redevelop the public housing communities based on market realities and "best use" of assets.
- Conversion of viable scattered site single family homes to lease-purchase and eventual homeownership opportunities.
- Designation of elderly only housing for peaceful enjoyment by our senior residents;
- Community partnerships with service providers to create designated housing for our residents with special needs;

Operational Effectiveness – HACG will continue to seek new business systems and improve existing work processes through an emphasis on technological innovations designed to improve customer service, enhance communication and reduce administrative burden and intensity of paperwork.

Entrepreneurialism – HACG will move to reduce dependency on federal subsidies through development of housing opportunities for moderate and middle income residents with a focus on "work-force" housing. Working with our development partners, we will assure that each redeveloped public housing community includes housing for all income levels including working households and unrestricted market rate housing. By assuring a broader income mix, redeveloped properties will generate a revenue stream for HACG to continue its Mission with less dependency on federal funding.



Renewed commitment in times of change
The Housing Authority of the City of Greenville

STRATEGIC GOALS

History – The Housing Authority of the City of Greenville embarked on the beginning of a new path to reposition its largest public housing communities in 1999 when it began the redevelopment of the former Woodland-Pearce Public Housing Community through the federal HOPE VI Revitalization Program. In

2006, HACG continued its redevelopment efforts with a second HOPE VI Program to redevelop the Jesse Jackson Townhomes site. Residents at both of these large, obsolete public housing communities were relocated; the units were demolished and in partnership with private developers, the sites have been redeveloped into new mixed income communities providing modern affordable rental housing to families and seniors and homeownership opportunities to low and moderate income residents of Greenville.

Goal 1 Reposition Public Housing

Remaining Public Housing – HACG conducted a physical needs assessment of the remaining public housing sites in early 2009 to determine their current physical conditions and future capital needs. This assessment revealed that the majority of the remaining public housing portfolio is in fair to poor condition and in need of immediate repairs. The assessment provided evidence that there is a general lack of a conscientiously applied program of routine and recurring maintenance. Some of the properties have or are soon reaching obsolescence.

Repositioning Strategies

Financial projections and analysis have been completed to determine financial viability of future redevelopment of each of the properties. Based on the physical needs assessment and preliminary financial projections, the following vision has been developed for repositioning each of the existing HACG properties.

Heritage - Redevelopment of the former Jesse Jackson Townhomes will be completed and will include additional senior housing and homeownership. All units will remain as mixed income housing and HACG will have a limited role in the ongoing operations of the properties. Mercy Housing Southeast, a private, non-profit, faith-based, development and Management Company will complete the remaining development and assume management of the entire Heritage site with renewed emphasis on resident support and self-sufficiency.



Renewed commitment in times of change

The Housing Authority of the City of Greenville

Chamlee Court – Residents of Chamlee Court have been relocated with Housing Choice Vouchers and demolition of the structurally defective existing buildings is underway, scheduled for completion by the end of 2011. Mercy Housing Southeast will also serve as the developer and manager of this site. A four phase redevelopment project is anticipated offering rental housing opportunities for low, moderate, middle and market rate residents. It is anticipated that the redevelopment will be fully complete by 2014.

Scott Towers - Scott Towers has surpassed the point of obsolescence. Since the physical needs assessment was conducted in 2009, serious failure of the internal building systems has resulted in HACG's requesting a more detailed engineering report. Based on preliminary analysis, Scott Towers can no longer be maintained to provide adequate housing to residents. Repairs and rehabilitation are cost prohibitive. A detailed redevelopment plan will be finalized in 2011 with relocation of residents commencing by year's end. The redevelopment plan will be premised on the redevelopment strategies outlined above. Redevelopment is anticipated to commence in 2012 with completion by 2015. Relocation resources will include providing tenant protection vouchers to all residents and working with existing tax credit properties in the City of Greenville that serve the older and elderly populations. Non-elderly disabled residents will be provided an opportunity to relocate to HACG's Garden Apartments or other HACG properties.

Westview Homes and Brookhaven – The City of Greenville in conjunction with the community stakeholders has developed a comprehensive neighborhood redevelopment strategy for the larger community in which these properties are located. HACG will work cooperatively with the City and its partners to include a redevelopment strategy for these properties consistent with the vision for the overall neighborhood redevelopment. These properties are viable candidates for the Choice Neighborhood Program and HACG will strive to seek a neighborhood partner to jointly develop a Choice Neighborhood grant in 2011. A detailed redevelopment strategy for these properties will also be finalized in early 2012 with redevelopment running from 2013 through 2016.

HACG Offices – Redevelopment of Scott Towers will necessitate relocation of the Administrative and Housing Choice Voucher offices of the Housing Authority. HACG will identify a centrally located site for its offices, assuring availability of public transportation to assure continued easy access for program participants. Relocation of office space will be coordinated with the redevelopment of Scott Towers but it is anticipated that office relocation will be completed by mid-year 2012.



Renewed commitment in times of change

The Housing Authority of the City of Greenville

Conversion Strategies

Scattered Sites Homes – Of the current scattered site portfolio, it has been determined that at least three units are no longer viable as housing options. HACG will secure HUD approval of the demolition of at two units and the disposition through sale of the third unit. Twenty two of the remaining units will be substantially rehabilitated to re-occupy as public housing. In late 2012, HACG will commence the conversion of these units from public housing to Project Based Housing Choice Vouchers under the federal options available at that time. Upon completion of the conversion, HACG will initiate a lease to purchase program to move the units towards individual homeownership. Based on market conditions, it is anticipated that the lease to purchase period will be five to seven years.

Garden Apartments – Garden Homes will remain as traditional public housing with ongoing annual capital improvements based on available funding. HACG will designate Garden Apartments as a mixed population building serving both elderly and non-elderly disabled residents. As the federal process to convert public housing operating subsidy to Housing Choice Voucher subsidy is refined, HACG will continually analyze the financial viability of such conversion for Garden Apartments. If conversion is financially advantageous,

Ridgeway - Ridgeway will be retained as traditional public housing with conversion from public housing operating subsidy to Housing Choice Voucher subsidy upon final implementation of this initiative at the federal level.

Resident Support

Relocation Services – HACG will provide comprehensive relocation services for any resident that is required to relocate as the result of any repositioning strategies identified in this strategic plan. All relocation services will be provided in accordance with a HUD approved relocation plan.

Self-Sufficiency Opportunities – A key component to the repositioning strategies is economic self-sufficiency opportunities for current and future residents. Mixed finance redevelopment activities will include community and supportive services programs inclusive of educational and job training opportunities; credit repair; and pre and post purchase homebuyer counseling. While self-sufficiency opportunities will be voluntary, all affected residents will be strongly encouraged to participate and right of return options will be premised on successful participation in self-sufficiency activities.



Renewed commitment in times of change

The Housing Authority of the City of Greenville

Goal 2 Operational Effectiveness

Business Systems and Processes

Technology – A fully implemented new operational software system has allowed HACG to begin improvement of business systems and work processes. HACG will continue to expand on these initiatives with additional technological innovations that will

move towards more effective operations and cost effectiveness. Some additional initiatives that will be implemented throughout this strategic plan period include:

- Implementation of web-based partner portals permitting on-line processing and electronic signatures.
- Mandatory direct deposit for landlord payments.
- Reloading bank cards for payment of utility reimbursement payments.
- Outsourcing and privatization of operational functions including HCV inspections and property management of mixed income communities.

Accountability for HCV Landlords and Participants – As the Housing Choice program continues to grow as a result of repositioning strategies, HACG will implement an enhanced accountability and compliance program for Housing Choice participants and landlords. Additional educational and briefing requirements will be mandated to assure strict lease enforcement by landlords resulting in responsible tenants that will be welcomed in all neighborhoods of our City.

Human Resources

Environment – HACG will continue to create and maintain a working environment where employees are supported in meeting HACG's expectations and in their commitment to HACG's Mission and Vision.

Effective Work Force - HACG will increase the effectiveness of our work force through implementation of succession planning for key leadership positions; enhanced recruitment; competitive compensation strategies; targeted training programs; and consistent communication to all staff on the organizational goals and objectives.



Renewed commitment in times of change

The Housing Authority of the City of Greenville

Sustainability through Diversification

Maximize Use of Resources – HACG will leverage current real estate assets to maximize return on investment that will assure organizational sustainability to continue to achieve our Mission.

Goal 3 Entrepreneurialism

Partnerships – HACG will seek private public partnerships that maximize investment and seek new opportunities to generate additional revenue.

Sound Business Practices

Through the strategic planning process, HACG identified business practices that are important to our success. It is important to articulate these practices and refer to them frequently to assure continued success in our work as we move forward with our strategic initiatives.

Superior Property Management – HACG will exemplify the qualities of a superior property management organization with regard to maintenance standards, tenant relations, leasing, communication and financial performance.

Superior Non-Profit Management – HACG will exemplify the qualities of a superior non-profit organized for public benefit. Focus will be retained on effective, accessible services and community building practices that increase stability and self-sufficiency of HACG residents.

Superior Administration – HACG will administer the rent subsidy program with specific focus on program integrity, participant and owner relations, responsiveness to community needs and financial performance.

Superior Public Management – HACG will exemplify the qualities of a well run public agency through efficiency, fairness and integrity; HACG will promote values and practices in support of fairness among people of all races and classes.

Renewed commitment in times of change



2011-2016

STRATEGIC PLAN
PUBLIC HOUSING
PORTFOLIO ASSESSMENT
AND
REDEVELOPMENT STRATEGIES



CHAMLEE COURT



Property Description

Located at 695 Maudlin Road, Chamlee Court is a complex of 17 multi-family and single-family buildings, consisting of forty-six dwelling units in 1 and 2 story townhouses and 2 non-dwelling structures, one of which houses a Community Room and includes space for the property manager's office and the other building which is for maintenance. Constructed in 1980, Chamlee Court has undergone some recent renovations with roof, siding, and gutter replacement in 2003.

Also, the front porches, steps and replacement of all entrance doors were done in 2004. The structures consist of wood framed bearing walls with wood framed floors and roof. The roof construction is a pitched roof with asphalt shingles. Exterior finishes are vinyl siding with aluminum windows.

Generally, the property appears to have been constructed within industry standards in force at the time of construction. Unfortunately, the property is in such bad shape, due largely to structural failures, that it should be replaced.

Existing Conditions

An inspection of this development was conducted on January 22, 2009. A total of \$3,576,000 in repairs or renovation work was identified in order to address existing deficiencies. Serious structural defects were identified which made the property an urgent candidate for demolition and redevelopment.

Repositioning Strategy and Timeline

The Housing Authority of the City of Greenville secured approval for demolition of Chamlee Courts in 2010 and by December all residents had been relocated with Tenant Based Housing Choice Vouchers. A demolition contract was awarded in January 2011 and demolition is scheduled for completion by May 2011.

Mercy Housing Southeast was selected under a developer solicitation to serve as HACG's development partner for the redevelopment of Chamlee Courts. Vacant land adjacent to the site would complement the redevelopment plans and HACG will enter into negotiations for acquisition of this land.



It is anticipated that the site will be redeveloped under a four phase approach in accordance with the timeline outlined below.

Project	YEAR					
	2010	2011	2012	2013	2014	2015
Chamlee Court	Relocation and Demolition		Phase I	Phase II	Phase III	Phase IV

Phase I will consist of mixed income multi-family rental housing including Public Housing units, Low Income Housing Tax Credit units and market rate units. Additional market research will be conducted to determine unit mix for the future phases.

**CHAMLEE COURT APARTMENTS
AS-IS FINANCIAL ANALYSIS**

	SECTION 8 FMR	ESTIMATED MARKET RENT	TOTAL UNITS	WEIGHTED FMR	WEIGHTED MARKET RENT
1 BR	590	413	10	5900	4130
2 BR	656	459	20	13120	9184
3 BR	866	606	12	10392	7274
4 BR	890	623	4	3560	2492
WEIGHTED AVERAGE		70% of FMR	46	717	502

Property name	Chamlee Court	
Property type	Family	
Total public housing units	46	
Weighted Average Rent	\$502	
Weighted Section 8 FMR	\$717	
Gap Calculation	Annual	Monthly
Market rent	\$ 276,965	\$ 502
Vacancy loss at 7%	\$ 19,388	\$ 35
Effective Gross Income	\$ 257,577	\$ 467
Operating expenses	\$ 171,120	\$ 310
Replacement Reserve	\$ 23,000	\$ 40
Net Operating Income	\$ 63,457	\$ 117
Available for Debt Service	\$ 50,766	\$ 92
Total	\$ 12,691	\$ 25
Supportable debt	\$ 626,429	\$ 13,618
Estimated capital need	\$ 1,419,849	\$ 30,866
Capital gap	\$ (793,420)	\$ (17,248)

Appraisal Summary

As Is Market Value		\$ 1,100,000
As Proposed Market Value	\$ 1,600,000	
Increased Value	\$ 500,000	
Capital Costs	\$ 1,419,849	
Return on Investment (ROI)	\$ (919,849)	

Redevelopment Summary

Per Unit Funding Surplus	\$ 34,102	
Total Funding Surplus	\$ 1,568,692	
10% Attributable to Land Costs	\$ 156,869	
Land Lease Payment for 30 years	\$ 4,706,076	
Discount Rate	5%	
Present Value of Land Lease		\$1,088,878

**CHAMLEE COURT APARTMENTS
REDEVELOPMENT FINANCIAL ANALYSIS**

ANTICIPATED RENTAL INCOME BASE YEAR

		Monthly	Yearly	PUPA
Public Housing Income	\$	14,398	\$ 172,776	\$ 3,756
HCVP Rents	\$	32,972	\$ 395,664	\$ 8,601
LIHTC Rents	\$	33,368	\$ 400,416	\$ 8,705
Public Housing Vacancy	\$	1,008	\$ 12,094	\$ 263
HCVP Vacancy	\$	2,308	\$ 27,696	\$ 602
LIHTC Vacancy	\$	2,336	\$ 28,029	\$ 609
EGI Public Housing			\$ 160,682	\$ 3,493
EGI HCVP			\$ 367,968	\$ 7,999
EGI LIHTC			\$ 372,387	\$ 8,095
Net Rent Adjustment	100	\$ 4,600	\$ 55,200	\$ 1,200
Operating Expenses	350	\$ 16,100	\$ 193,200	\$ 4,200
NOI PH			\$ (32,518)	
NOI HCVP			\$ 119,568	
NOI LIHTC			\$ 123,987	

SUPPORTABLE DEBT SERVICE

	NOI	DEBT SERVICE (1.20 DCR)	DEBT	LIHTC	TOTAL
HCVP	\$ 119,568	\$ 95,654	\$ 1,329,524	\$ -	\$ 1,329,524
LIHTC	\$ 123,987	\$ 99,190	\$ 1,378,672	\$ 5,250,000	\$ 6,628,672
Total Development Funds					\$ 6,628,672
Current Unit Count					46
Development Cost Per Unit					\$ 144,102
TDC Per Unit					\$ 110,000
Funding Gap/Surplus					34,102

Notes:

Debt service at 6% for 30 years

Tax credits of \$750,000 at .70 per credit

**CHAMLEE COURT APARTMENTS
REDEVELOPMENT FINANCIAL ANALYSIS**

INCOME ANALYSIS						
<i>Public Housing</i>						
Unit Size	% of Total	Total Units	FY08 PH Income	Monthly Income	Annual Income	
1 BR	22%	10	313	3,130	37,560	
2 BR	43%	20	313	6,260	75,120	
3 BR	26%	12	313	3,756	45,072	
4 BR	9%	4	313	1,252	15,024	
TOTAL	100%	46		14,398	172,776	

RENT ANALYSIS						
<i>HCVP Payment Standards</i>						
Unit Size	% of Total	Total Units	HCVP Gross Rent	Monthly Rent	Annual Rent	
1 BR	22%	10	590	5,900	70,800	
2 BR	43%	20	656	13,120	157,440	
3 BR	26%	12	866	10,392	124,704	
4 BR	9%	4	890	3,560	42,720	
TOTAL	100%	46		32,972	395,664	

RENT ANALYSIS						
<i>LIHTC Maximum Rents (60% AMI)</i>						
Unit Size	% of Total	Total Units	LIHTC Gross Rent	Monthly Rent	Annual Rent	
1 BR	22%	10	600	6,000	72,000	
2 BR	43%	20	687	13,740	164,880	
3 BR	26%	12	815	9,780	117,360	
4 BR	9%	4	962	3,848	46,176	
TOTAL	100%	46		33,368	400,416	

VACANCY ANALYSIS				
Unit Size		Public Housing	HCVP Rents	LIHTC Rent
All Units	7%	12,094	27,696	28,029



SCOTT TOWERS



Property Description

Located at 511 Augusta Street, Scott Towers is a multi-family complex in a 14-story high-rise apartment building, consisting of 195 residential units and administrative offices on the 1st floor (both wings) which house HACG's Administrative and Property Management Staff. The 1st floor also includes restrooms, kitchen, reception area, conference room, and a health clinic. Constructed in 1973, Scott Towers underwent elevator replacement in 2002 and had the fire alarm system upgraded in 2003.

The lower level of the building includes a maintenance shop, community room, Security Guard Office, hobby room, mail room, restrooms, commercial kitchen, and Resident Council office area. An elevator with 2 cabs serves the building. The elevator mechanical room is located on the roof. Its structure consists of poured in place structural concrete supported on concrete columns with concrete pier foundation. The roof construction is a poured in place concrete slab. Exterior finishes are curtain wall with aluminum windows and aluminum window panels.

The property appears to have been constructed within industry standards in force at the time of construction. However, the property has long passed the point of obsolescence and is in need of extensive repairs. It has no long-term viability.

Existing Conditions

The residential units in Scott Towers consist of 117 efficiency units and 73 one-bedroom units in this single building. Scott Towers shares a site with Garcen Apartments comprising approximately 6 acres.

A physical needs assessment was conducted in 2009, however serious failure of the internal building systems since that time warranted a more detailed engineering study. This study was completed on June 15, 2011 by Langley & Associates Architects, LLC. Included in the study was a structural report by Fuller Consulting Engineers, Inc., HVAC and Plumbing Analysis by LeBlanc-Welch Consulting Engineers and an Electrical Analysis by Burdette Engineering.



Strategic Plan 2011-2016

Results of Engineering Study

The Department of Housing and Urban Development's guidelines recommend that properties in which renovation costs will exceed 59% of the Total Development Cost Limit, should be considered for replacement in lieu of rehabilitation.

The chart below provides a summary analysis of the renovation costs as compared to the applicable Total Development Cost limits for replacement.

Scott Tower - Percentage of HUD Total Development Cost	
HUD Replacement Total Development Cost Limit	\$18,439,678
Rehabilitation Costs Per July 2011 Engineering Study	\$12,244,055
Percent of HUD Total Development Cost Limit	66.4%

** Based on HUD TDC Worksheet of Limits Published in PIH 2010-20 (HA)*

The following narrative provides a brief summary of the results of the Structural Engineering Study. Many of the items of the study take into account the fact that a large scale repair to the property will trigger mandatory code-compliant upgrades. However some of the items identified did not consider the mandatory code-compliant requirements so it should be noted that actual rehabilitation costs could exceed the estimates once permitting for the work is requested.

Site

The parking areas are primarily asphalt and have recently been patched, seal coated and striped. Site lighting has recently been repaired and is in good shape. Landscaping has recently been added as well as a new fence installed for aesthetic effects. Cracking of concrete at the Trench Drain at the loading dock is sign of settlement and should be repaired. Sidewalk shows cracking and has become tripping hazards in many areas and should be repaired.

Structural Building Envelope

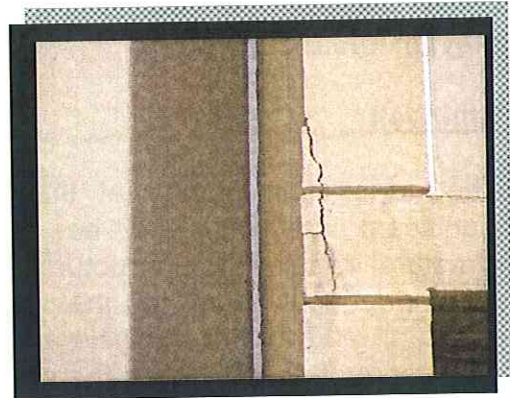
The existing windows in the building are single-glazed, 1/4" uncoated glass sliding windows in a non-thermally broken aluminum frame. The framing system for the existing windows is a continuous, single piece of extruded aluminum. The framing member profile allows a continuous path for conduction of heat through the framing member from interior to exterior faces.

- There are (39) operable sliding aluminum windows on each of the upper (13) thirteen floors, and (31) thirty-one windows on the first floor for a total of 538 operable windows. All operable windows have a tinted film that has failed due to exposure to UV an infrared raditation from sunlight.

Strategic Plan 2011-2016

The film on these windows is cracked, or “alligatored” and much of this film has begun to delaminate. In many cases, residents have peeled off delaminated film, leaving the glass partially covered.

- Approximately 90% of operable windows have broken sash locks.
- Approximately 30% - 35% of all operable windows have damaged insect screens.
- Approximately 25% of all operable windows have difficult to operator or inoperable sliding sashes. These windows serve as emergency egress openings for evacuation of residents from the building by fire department responders.
- Residents often call for maintenance staff to address water infiltration into the interior side of the slider track during wind-driven rain conditions, indicating that sashes aren’t sealed tight to prevent water infiltration. This may be due to gasketing failure, or it may be the result of broken sash locks which lock the sashes tight in the closed position where gaskets make firm contact with tracks, frames and adjacent sashes.



The existing insulated wall panels were observed to have corrosion damage, particularly at sill conditions. The most severe corrosion was observed below thru-wall PTAC HVAC units. The panels below the PTAC units were consistently observed to have corrosion at the panel and panel frame where they contact the floor slab. The panels and the

framing members at the floor slab require replacement in these areas. It is unknown if the same frame and panel profile can be purchased in today’s market, as these products are over 40 years old. These openings also contain window units that, in the majority of cases, are in need of replacement. It is recommended that the entire window/panel assembly be replaced in these locations rather than attempt extensive repairs. Each of the (13) thirteen residential floor contains (21) twenty-one window/panel assemblies with PTAC units in them, and there are (28) twenty-eight assemblies with PTAC



units in them on the first floor for a total of 301 of the 980 assemblies building-wide. Since all operable windows need replacement, it would be advisable to replace the entire window/panel assembly in these locations, which represent 55% of all openings (539 openings). The remaining 45% of the openings have fixed insulated panels that require sealant repair (442 openings). At least (1) fixed insulated panel should be replaced in its entirety.

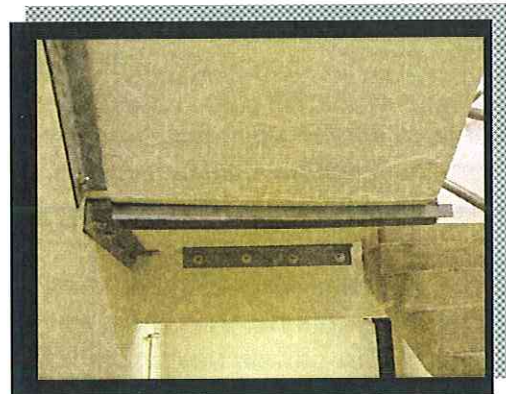


Strategic Plan 2011-2016

The existing concrete structure is showing evidence of condensation on the interior face of the panels. This moisture has resulted in corrosion at metal components where insulated metal wall panels and window assemblies adjoin concrete structure, and has contribute to mold and mildew growth in organic materials. Corrosion of the window/panel framing system also presents a breach in the weather barrier of the exterior envelope, thus providing an opportunity for rainwater to enter the building. Observations of the exterior façade saw minor concrete cracks and concrete spalling. The most notable area was located on the west face of the building, near the southwest corner, between the second and third floors. The exterior façade should be repaired to prevent future damage

Stairwell

The north stair landing at the second floor has significant cracking and has undergone some structural repairs. The structural repairs appear to be inadequate due to the observed member reflection and further analysis and remedial repairs are recommended to keep the stairs safe during an emergency event. The south stair landing at the second floor has similar cracking and settlement as the north stair landing and the same structural repair should be performed to this area. The railings on the existing stairs do not meet current building code requirements.



Structural

After review of the structural plans, the structure's seismic resisting system is "Shear Wall-Frame Interactive System with Ordinary Reinforced Concrete Moment Frames and Ordinary Reinforced Concrete Shear Walls." This system, under the current International Building Code, is not permitted to be used in structures in Seismic Design Category "C" or higher. Building departments can require existing buildings to be upgraded to current code standards. This often occurs when there is a change in occupancy or when major renovations (greater than 50% of building value) are under taken. In the event that the local building department requires that the structure be brought up to the current building code, major structural upgrades will need to be performed. A summary of the structural upgrades are as follows:

- The existing pile caps will need to be enlarged to resist the increased lateral load.
- The existing interior walls in the north/south direction will have to be replaced with either reinforced concrete shear walls or reinforced masonry shear walls.
- The existing reinforced concrete shear walls in the east/west direction will have to be reinforced or lengthened with additional shear walls.



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- The connection of the existing reinforced concrete shear walls to each floor will have to be reinforced with steel dowels and additional concrete.
- The existing post-tensioned concrete floors will need to be reinforced to carry the increased lateral load.

Existing PTAC/ HVAC Units

Most of the PTAC units were original to the building in 1970. The useful life of a PTAC heat pump is probably 15-20 years. The existing Island Aire units have been installed and operating for 40 years. The maintenance staff has been providing regular change out and replacement on these units for years. The condensate drain pans are rusty and dirty and leave a brown stain on the exterior wall where they drip. Drain pans that do not drain properly may also contribute to the corrosion of the insulated panel walls under the units. The two room residential units have only one PTAC heat pump serving the entire unit with a small duct attached to the PTAC unit to blow air into the other room. The PTAC unit is not constructed to function in this way. The circulation of air into the other room is poor at best. Since the original Island Aire units are well past their useful life, consideration should be given to replacing the existing units. Also, an additional PTAC heat pump could be added to the units with two rooms to better condition the entire unit.

Code mandated ventilation requirements for bathrooms have changed over the last 40 years and will need to be examined to ensure the current exhaust fans can meet those requirements should code enforcement officials require this system to meet current code standards. The current building code standards require that the building stairwells maintain a positive pressure in the event of a fire. There is no provision for stairwell pressurization in the current building. At some point a non-powered roof vent has been installed at the top of the stairwells, but its function is unclear.

Plumbing – Water Supply

The existing galvanized steel pipe shows consistent evidence of corrosion throughout the building. Inspection of un-insulated pipe sections shows rust around threaded areas and on the bottom of the pipe. The serviceable life of galvanized steel pipe is 30 years. In several locations throughout the building, sections of pipe have been cut out and replaced either due to leaks or due to flow restrictions. Since the existing galvanized steel pipe exhibits corrosion and leaks described above as signs that the pipe is approaching or is at the end of its serviceable life, consideration should be given to replacement of all existing galvanized steel pipe. Given the time period the building was constructed in, it is likely that the insulation on all cold water and hot water piping contains asbestos. Any costs associated with replacing the existing supply pipe would need to include the cost of abatement for asbestos insulation.



Drain Waste and Vent Piping

The drain waste and vent (DWV) pipe for the Scott Towers building is mostly cast iron pipe, which was typical for building construction during the period as well as today. Plastic pipe and chrome plated brass exists in some areas around the kitchen and bathroom fixtures and where repairs have been made to the cast iron pipe. The existing cast iron pipe shows consistent evidence of corrosion throughout the building. Inspection of pipe sections shows rust spots and rust on the bottom of the pipe. In several locations throughout the building, sections of pipe have been cut out and replaced either due to leaks or due to flow restrictions. Since the existing cast iron pipe exhibits corrosion and leaks described above as signs that the pipe is approaching or is at the end of its serviceable life, consideration should be given to replacement of all existing cast iron drain pipe. Most of the plumbing renovations and corrections described above will require the removal of the existing plumbing fixtures. Given the age of the existing fixtures, and the difficulty in removing the fixtures without damaging them, replacing the fixtures would be the most practical option.



Fire Protection System

The current fire protection design for this building includes standpipes in the stairwell and elevator shaft with hose reels at each floor. The same booster pumps that serve the domestic water system serve the fire protection lines as well. The current adopted building code for the city requires the building to have a full fire suppression system including automatic sprinklers and hose reels. Code enforcement officials will likely require the building to meet the current building code should significant renovations to the building take place. A new sprinkler system, with separate fire pump and generator will be required to meet code. A new electrical service entrance will be required to power the normal side of the fire pump per National Electric Code and local codes. The fire pump will require a backup generation system. A third dedicated generator can be added to the site to supply emergency power to the pump. A new 900 KW generator will be required to adequately start and run the fire pump with a 15% voltage drop limitation under normal operating conditions per the NEC.



Electrical

Existing electrical equipment is beyond its life expectancy. Electrical equipment has a life expectancy of 25-30 years. The main disconnecting means in the basement electrical room consist of three Bolt-Lok style switches enclosed in switchgear cabinets. These switches require service regularly to maintain lubrication on all mechanical interlocks. No service has been performed on these switches since installed in the building, circa 1971. The switches have not been electrically "opened" or operated to confirm all parts operate to remove power to the building as intended. The electrical system installed in the building utilized the metal conduits and raceways as the grounding pathways. No separate insulated equipment grounding conductor is installed in the conduits. This is no longer an acceptable means of installation. Electrical outlets throughout the dwelling units do not meet current National Electric Code (NFPA 70) requirements for safety measures per Articles 210.12 and 110.26 which require arc-fault protection in dwelling units and ground fault protection for outlets in the kitchen and in the vicinity of water. There have been documented issues of water getting into the existing wiring and conduit serving the individual room PTAC HVAC units and causing an electrical short. In some cases, a small fire was the result of severe over-current due to arcing of the conductors due to the water infiltration.



The electrical service disconnects in the basement will need to be serviced by Square D Services to determine condition and operability of the switches. If switches are found to be inoperable, which is a high probability, as they have not been serviced since being put into service, then the switches will urgently need to be replaced. When the switches are replaced, a new location will be required to allow proper code clearances for worker safety as required by the current codes.

Since all of the electrical gear greatly exceeds its expected life, it is recommended that all components of the electrical distribution system be replaced throughout the facility. This includes the main switchgear, distribution panels throughout the building and load centers within the unit. When this equipment is replaced, all conductors should also be replaced and a separate insulated equipment grounding conductor should be added to the circuits. The existing conduit and conductors to the PTAC units needs to be replaced and properly sealed to prevent water intrusion.



Emergency Lighting and Egress System



The typical life of the generation equipment is 20-30 years, depending on the frequency of use. Both generators are at or beyond their expected life and need to be replaced to prevent a catastrophic failure to the equipment as replacement parts are now obsolete.. Both have been recommended for replacement by the service company.

Wall and Ceiling Repairs

Drywall ceilings will need to be demolished to access plumbing and electrical wiring overhead in the kitchen, entry hall, and bathroom areas of all units. This will require replacement construction once plumbing and electrical repairs are completed. Acoustical ceiling in corridors and common areas will have to be removed to access plumbing and electrical wiring. This ceiling will need replacement. It is our opinion that total removal and replacement of the grid is the best approach to gain access.

- The drywall ceiling area affected by plumbing and electrical repairs in dwelling units (floors 2-14) is: 27,400 SF
- The area of acoustical tile ceilings affected by plumbing and electrical repairs (floors 2-14) is: 22,900 SF
- The area of chase walls to be demolished to access plumbing (floors 2-14; demo on 5 levels) is: 14,600 SF

Cabinets

The cabinets and countertops in the units are 40 years old and far exceeded their life span and therefore should be replaced.

Ventilation & Mechanical Chase Repairs

The mechanical and ventilation chases that connect all (14) stories of the building will need repair and replacement due to selective demolition to access pipes in the chases. It is anticipated that all of the chases will have at least (1) long side completely removed. These chases have plaster directly applied to a gypsum block assembly to form interior wall surfaces in the dwelling units. Chase walls in bathrooms to be demolished for access have ceramic tile wainscoting at lavatory/toilet walls and tile up to 6'-0" AFF at the control wall of tub/shower enclosures.



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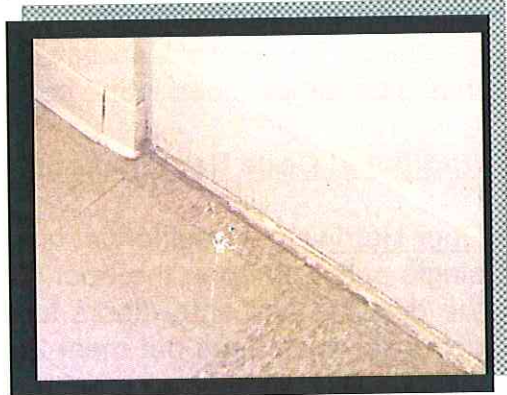
Replacement of chase walls in these areas will also need to include ceramic tile as a part of the interior finish of the wall. There is a possibility that the material the chases are currently constructed of contain asbestos. If testing confirms this, the material will have to be abated as part of the demolition.

- Total Area of Chase Walls in Dwelling Units: 29,900 SF
- Area of Chase Walls to be demolished: 14,600 SF
- Ceramic tile demolition/replacement: 2,900 SF (approximately 20% of walls affected)

Floor Finish Repairs

Vinyl composition tile flooring located along the perimeter of the exterior walls was consistently observed to show de-lamination from the adhesive attaching the tile to the floor slab. This is most likely due to moisture accumulating at the bottom of the exterior wall panels at PTAC units. Some water may also be entering the building at the panel sills due to failure in the exterior sealant at the panel systems. At least 1 full row of VCT needs to be replaced along the entire perimeter of the building due to this condition. If tiles will not match existing conditions due to age, wear, fading, or discontinued color/pattern offerings, the scope of tile replacement may need to be increased to include entire rooms where this condition exists.

- Area of VCT to be replaced (1 row at exterior window/panels – 22+/- SF/dwelling): 4,300 SF
- Area of VCT to be replaced (entire room adjoining exterior wall – 210+/- SF/dwelling): 41,000 SF



Elevators

The (3) traction elevators in the central core of the buildings are original to the construction and are dated to be approximately 40+ years old. The life expectancy of these elevators is should be the same as the life expectancy of the structure, according to a survey of manufacturers, provided proper maintenance is provided and modernizations are periodically performed. These elevators should be replaced based on this information.



Elevator Lobbies – Areas of Refuge

Buildings with occupied levels over 75 feet above the level of fire department access are required by code to provide a discharge area (elevator lobby) at each level for elevators that are both fire-resistant and smoke protected. The elevator lobby must be separated by fire barriers carrying the same fire resistance as the adjacent corridor accessed from the lobby. This is for staging emergency responders using the elevators to access upper floors. The existing building does not have fire-rated, smoke resistant elevator lobbies on any floor where elevators discharge. The existing elevator shafts are not pressurized. The building is over 75 in height above fire department access, and the building does not have an automatic fire protection system.

Areas of refuge is a part of the accessible means of egress in a building, however, an accessible means of egress is not a required upgrade for improvements to an existing building per the 2006 IBC. An area of refuge is required by current building codes as part of an accessible means of egress to provide a protected area for mobility impaired occupants to await assistance in exiting the building in emergency situations. This area can be provided in a rated corridor, rated elevator lobby or rated stair. Each floor must have at least (1) area of refuge, and at least (1) area of refuge on each floor must have direct access to an elevator if that floor is 4 or more stories above the level of exit discharge. There is insufficient room to accommodate areas of refuge in stairwells, and thus must be provided in the corridors.

Additional Code Requirements

Door Hardware - Residential unit door hardware is required by current codes to have a single action to open the door from the dwelling to the egress corridor. The majority of the dwelling unit entry doors have hardware configuration that requires two actions to operate, which does not meet the requirements of current building codes in effect. This is a condition that would most likely need to be addressed in a major building renovation triggering overall code upgrades.

Fireblocking / Firestopping at Chases - Existing chases for ventilation and plumbing piping were observed to have openings into dwelling units that were not protected with fireblocking and/or firestopping materials. These openings breach the fire rating of the chase and provide an opportunity for fire to migrate between floors by entering and exiting the chase through these openings. The fire rating of the chases should be 2-hour per requirements of codes in effect. The material used to build the plumbing chases is susceptible to damage by water, which renders the product into a clay-like consistency. Damaged or leaking pipes in these chases have caused degradation of the chase material resulting in breaches in the 2-hour rating of the chase.



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Many additional changes may be needed should the code authority having jurisdiction feel that with the major rehabilitation taking place, all code deficiencies should be addressed.


Repositioning Strategy and Timeline

Scott Towers has long ago reached the point of obsolescence. The type of construction that was used to build Scott, along with the configuration of the units (mostly efficiency units), do not lend the building to any type of rehab that would enhance the livability by changing the unit size.

Since the physical needs assessment was conducted in 2009, serious failure of the internal building systems resulted in HACG's gathering a more detailed engineering report. Based on this analysis, Scott Towers can no longer be maintained to provide adequate housing to residents. Repairs and rehabilitation are cost prohibitive.

A detailed redevelopment plan will be finalized in 2011 with relocation of residents commencing by year's end. Redevelopment is anticipated to commence in 2012 with completion by 2015.

HACG will prepare and submit a demolition application to the U.S. Department of Housing and Urban Development in year one of the strategic plan. The chart below highlights the timeline for redevelopment of Scott Towers.

Project	YEAR					
	2011	2012	2013	2014	2015	2016
Scott Tower						

Relocation resources will include providing tenant protection vouchers to all residents and working with existing and newly developed tax credit properties in the City of Greenville that serve the older and elderly populations. Non-elderly disabled residents will be provided an opportunity to relocate to HACG's Garden Apartments or other HACG properties as vacancies arise.



Strategic Plan 2011-2016

The chart below highlights the relocation resources that HACG will utilize in developing the final relocation strategy for Scott Towers. As noted, it is anticipated that many of these resources will not become available until early to mid-2013, thus, final relocation is anticipated to not be completed until August, 2013.

SCOTT TOWERS RELOCATION STRATEGY	
Total Residents to Relocate	195
Over 55	172
Under 55	23
RELOCATION RESOURCES (Over 55)	
Existing LIHTC Annual Turnover	40
New Properties in Development (2013)	110
Total Identified Resources (Over 55)	150
Balance - Multi-Family Market	22
RELOCATION RESOURCES (Under 55)	
Garden Apartments	10
Balance - Multi-Family Market	13

**SCOTT TOWERS APARTMENTS
AS-IS FINANCIAL ANALYSIS**

	SECTION 8 FMR	ESTIMATED MARKET RENT	TOTAL UNITS	WEIGHTED FMR	WEIGHTED MARKET RENT
Efficiency	543	380	117	63531	44471.7
1 BR	590	413	78	46020	32214
2 BR	656	459	0	0	0
3 BR	866	606	0	0	0
WEIGHTED AVERAGE		70% of FMR	195	562	393

Property name	Scott Towers	
Property type	Elderly	
Total public housing units	195	
Weighted Average Rent	\$393	
Weighted Section 8 FMR	\$562	
Gap Calculation	Annual	Monthly
Market rent	\$ 920,228	\$ 393
Vacancy loss at 7%	\$ 64,416	\$ 28
Effective Gross Income	\$ 855,812	\$ 366
Operating expenses	\$ 725,400	\$ 310
Replacement Reserve	\$ 97,500	\$ 40
Net Operating Income	\$ 32,912	\$ 16
Available for Debt Service	\$ 26,330	\$ 11
Total	\$ 6,582	\$ 4
Supportable debt	\$ 324,900	\$ 1,666
Estimated capital need	\$ 8,075,000	\$ 41,410
Capital gap	\$ (7,750,100)	\$ (39,744)

Based on PNA

Estimated Appraisal Summary

As Is Market Value			\$ 6,700,000
As Proposed Market Value	\$ 7,200,000		
Increased Value		\$ 500,000	
Capital Costs	\$ 8,075,000		
Return on Investment (ROI)		\$ (7,575,000)	

Redevelopment Summary

Per Unit Funding Surplus	\$ (76,007)		
Total Funding Surplus	\$ (14,821,365)		
10% Attributable to Land Costs	\$ (1,482,137)		
Land Lease Payment for 30 years		\$ (44,464,095)	
Discount Rate	5%		
Present Value of Land Lease			\$4,615,903

**SCOTT TOWERS APARTMENTS
REDEVELOPMENT FINANCIAL ANALYSIS**

ANTICIPATED RENTAL INCOME BASE YEAR					
		Monthly	Yearly	PUPA	
Public Housing Income	\$	49,920	\$ 599,040	\$	13,023
HCVP Rents	\$	109,551	\$ 1,314,612	\$	28,579
LIHTC Rents	\$	123,786	\$ 1,485,432	\$	32,292
Public Housing Vacancy	\$	3,494	\$ 41,933	\$	912
HCVP Vacancy	\$	7,669	\$ 92,023	\$	2,000
LIHTC Vacancy	\$	8,665	\$ 103,980	\$	2,260
EGI Public Housing			\$ 557,107	\$	12,111
EGI HCVP			\$ 1,222,589	\$	26,578
EGI LIHTC			\$ 1,381,452	\$	30,032
Net Rent Adjustment	100	\$ 19,500	\$ 234,000	\$	5,087
Operating Expenses	350	\$ 68,250	\$ 819,000	\$	17,804
NOI PH			\$ (261,893)		
NOI HCVP			\$ 169,589		
NOI LIHTC			\$ 328,452		

SUPPORTABLE DEBT SERVICE						
	NOI	DEBT SERVICE (1.20 DCR)	DEBT	LIHTC	TOTAL	
HCVP	\$ 169,589	\$ 135,671	\$ 1,329,524	\$ -	\$ 1,329,524	
LIHTC	\$ 328,452	\$ 262,761	\$ 1,378,672	\$ 5,250,000	\$ 6,628,672	
Total Development Funds					\$ 6,628,672	
Current Unit Count					195	
Development Cost Per Unit					\$ 33,993	
TDC Per Unit					\$ 110,000	
Funding Gap/Surplus					(76,007)	

Notes:

Debt service at 6% for 30 years

Tax credits of \$750,000 at .70 per credit

**SCOTT TOWERS APARTMENTS
REDEVELOPMENT FINANCIAL ANALYSIS**

INCOME ANALYSIS

Public Housing

Unit Size	% of Total	Total Units	FY08 PH		
			Income	Monthly Income	Annual Income
Efficiency	60%	117	256	29,952	359,424
1 BR	40%	78	256	19,968	239,616
2 BR	0%	0	256	0	0
3 BR	0%	0	256	0	0
TOTAL	100%	195		49,920	599,040

RENT ANALYSIS

HCVP Payment Standards

Unit Size	% of Total	Total Units	HCVP Gross		
			Rent	Monthly Rent	Annual Rent
Efficiency	60%	117	543	63,531	762,372
1 BR	40%	78	590	46,020	552,240
2 BR	0%	0	656	0	0
3 BR	0%	0	866	0	0
TOTAL	100%	195		109,551	1,314,612

RENT ANALYSIS

LIHTC Maximum Rents (60% AMI)

Unit Size	% of Total	Total Units	LIHTC Gross		
			Rent	Monthly Rent	Annual Rent
Efficiency	60%	117	600	70,200	842,400
1 BR	40%	78	687	53,586	643,032
2 BR	0%	0	815	0	0
3 BR	0%	0	962	0	0
TOTAL	100%	195		123,786	1,485,432

VACANCY ANALYSIS

Unit Size		Public Housing	HCVP Rents	LIHTC Rent
All Units	7%	41,933	92,023	103,980



WESTVIEW HOMES AND BROOKHAVEN



Property Description – Westview Homes

Located at 81 South Textile Avenue, Westview Homes is a multi-family complex of 17 residential buildings, consisting of seventy-nine dwelling units in 2-story townhouses and 1 other non-dwelling structure, which includes space for a community room, the property manager's office, and a maintenance area. Constructed in 1976, Westview Homes underwent some major renovations with roof/siding/gutter replacement in 2001. Its structures consist of wood framed construction with slab on grade foundations. The roof construction is a pitched roof with asphalt shingles. Exterior finishes are brick veneer and vinyl siding with aluminum windows.

The property is in decent shape although it appears to have been not well maintained in recent years and is in need of some immediate repairs, except for mechanical/HVAC which has been maintained by a preventive maintenance contractor.

Existing Conditions

The townhomes in Westview consist of 18 one-bedroom units, 20 two-bedroom units, 24 three-bedroom units, 13 four-bedroom units, and 4 five-bedroom units. Of a total of seventy-nine dwelling units, 20 units were included in the sample surveyed.

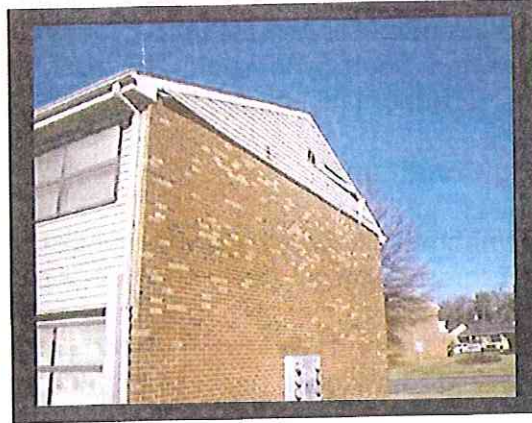
The Westview Homes property is not adequately equipped with accessibility features such as ramps, accessible parking spaces and access aisles. The curb ramps that were present were assessed as non-compliant. Evidence of mold was observed in a number of locations. Each mold occurrence appeared attributable, in large measure, to deteriorated conditions in bathrooms such as plumbing leaks, and damaged or failing seals and caulking.

With regard to site utilities, there are indications of collapsed water and sanitary lines requiring immediate repair. Parking areas are primarily seal coat in fair to poor condition with some areas requiring immediate repair as well as the striping.

Landscaping is poor with the site essentially devoid of any landscaping. As a result, there is significant erosion on the site. Pedestrian paving and hardscape is in fair to poor condition with several tripping hazards that also should be repaired immediately. Playground surfaces and equipment have deteriorated to a fair to poor condition and require immediate repair. Site fencing is in poor condition also.



Foundations are generally in good condition and can be maintained with normal maintenance. Asphalt shingle roof covering appears in good condition with an estimated 15 - 20 years of remaining useful life although some flashing work is required. Gutters and downspouts are generally in fair to poor condition and their continued serviceability is maintenance dependent. Exterior walls are generally in good condition, although there appears to have been some wind damage to some the vinyl siding.



of

Heating is gas FAU and air conditioning is provided by exterior AC condenser units. Building mechanical systems appear to be in good condition with 12 years of remaining useful life, provided normal maintenance is applied on a routine basis. The condition of smoke and fire detection is in fair condition with some detection units requiring immediate repair or replacement.

The condition of unit entry doors ranges from good to fair, some with damaged or deteriorating door seals and 5 years of remaining useful life. Those units with entry doors in fair condition should be repaired immediately. Some windows showed evidence of water intrusion. Interior finishes show signs of damage to some wall surfaces and trim with others showing signs of deterioration. There is also evidence of bad patching in ceilings and some walls to address previous cracks. Flooring and baseboard damage was also observed, possibly attributable to water intrusion. Bathrooms were considered to be in poor condition. There are deteriorated surfaces in the bathtubs and surrounds, damaged cabinets and countertops, and toilets not properly sealed.



Property Description - Brookhaven

Located at 430 Perry Avenue, Greenville, SC 29601, Brook Haven is a multi-family complex of 14 apartment buildings, consisting of fifty-five dwelling units in 1 and 2 story townhouses and 2 other non-dwelling structures, which included space for the manager's office. Also located at the site is a Head Start building, which is also the property of GHA. Brook Haven has the largest parcel of land of any of the GHA-owned properties.



Constructed in 1943, Brook Haven underwent major rehabilitation in 1995, which included the demolition of 24 units. Its structures consist of masonry bearing walls with wood framed floors and roof. The roof construction is a pitched roof with asphalt shingles. Exterior finishes are brick veneer with aluminum windows.

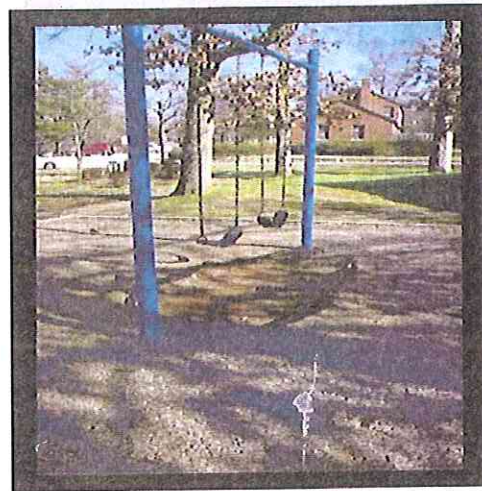
Existing Conditions

The townhomes in Brook Haven consist of 12 one-bedroom units, 24 two-bedroom units, 15 three-bedroom units, and 4 four-bedroom units.

The Brook Haven properties is not adequately equipped with accessibility features such as ramps with handrails, accessible parking spaces and access aisles, as well as curb ramps with flared sides even though at least 5/5 of the units are designated as accessible units. There currently is evidence of mold in a number of locations. The mold appears attributable to deteriorated conditions in bathrooms such as plumbing leaks, plugged bathroom vents, and damaged or failing seals and caulking.

With regard to site utilities, there are indications of collapsed water and sanitary lines requiring immediate repair. Parking areas are primarily seal coat and are in fair condition however some areas require immediate repair. Landscaping is generally poor with evidence of extensive erosion in select areas. Recreation and play areas are considered in decent shape however some immediate repairs are needed while others require only normal maintenance only. Playground surfaces have deteriorated to a poor condition and require immediate repair. Site fences have missing or damaged sections

Foundations are generally in good condition and can be maintained with normal maintenance. Asphalt shingle roof covering appears in good condition with an estimated 14 years of remaining useful life. Gutters and downspouts are also generally in good condition and will last another 5 years before reaching the end of their useful life. Exterior walls are in good condition, as are windows and frames with an estimated remaining useful life of 20 years.



Building mechanical systems appear to be in good condition. Heating is gas FAU and has an estimated 15 years of remaining useful life, provided normal maintenance is applied on a routine basis. Air conditioning systems have an estimated five years of remaining useful life. Building electrical is also in good condition, requiring only normal maintenance to achieve it remaining 40 years of useful life. The condition of smoke and fire detection is in fair condition with some detection units requiring immediate repair or replacement.



Repositioning Strategy and Timeline

The City of Greenville in conjunction with the community stakeholders has developed a comprehensive neighborhood redevelopment strategy for the larger community in which these properties are located. HACG will work cooperatively with the City and its partners to include a redevelopment strategy for these properties consistent with the vision for the overall neighborhood redevelopment. These properties are viable candidates for the Choice Neighborhood Program and HACG will strive to seek a neighborhood partner to jointly develop a Choice Neighborhood grant in 2011. A detailed redevelopment strategy for these properties will also be finalized in early 2012 with redevelopment running from 2013 through 2016.

The timeline below addresses the redevelopment strategy with a more detailed planning period during 2011 and 2012. Any redevelopment activity would be expected to commence in 2013.

Project	YEAR					
	2011	2012	2013	2014	2015	2016
Westview Homes Brookhaven	Choice Neighborhood Planning Grant Application	Reassess properties and determine strategy				

**WESTVIEW HOMES APARTMENTS
AS-IS FINANCIAL ANALYSIS**

	SECTION 8 FMR	MARKET RENT	TOTAL UNITS	WEIGHTED FMR	WEIGHTED MARKET RENT
1 BR	590	413	18	10620	7434
2 BR	656	459	20	13120	9184
3 BR	866	606	24	20784	14549
4 BR	890	623	13	11570	8099
5 BR	1024	717	4	4096	2867.2
WEIGHTED AVERAGE		70% of FMR	79	710	497

Property name	Westview Homes Apartments	
Property type	Family	
Total public housing	79	
Weighted Average Rent	\$497	
Weighted Section 8	\$710	
Gap Calculation	Annual	Monthly
Market rent	\$ 471,190	\$ 497
Vacancy loss at 7%	\$ 32,983	\$ 35
Effective Gross	\$ 438,206	\$ 462
Operating expenses	\$ 293,880	\$ 310
Replacement Reserve	\$ 39,500	\$ 40
Net Operating Income	\$ 104,826	\$ 112
Available for Debt	\$ 83,861	\$ 88
Total	\$ 20,965	\$ 24
Supportable debt	\$ 1,034,811	\$ 13,099
Estimated capital need	\$ 3,547,000	\$ 44,899
Capital gap	\$ (2,512,189)	\$ (31,800)

Based on PNA

Estimated Appraisal Summary

As Is Market Value		\$ 1,700,000
As Proposed Market Value	\$ 2,200,000	
Increased Value	\$ 500,000	
Capital Costs	\$ 3,547,000	
Return on Investment (ROI)	\$ (3,047,000)	

Redevelopment Summary

Per Unit Funding Surplus	\$ (26,093)	
Total Funding Surplus	\$ (2,061,347)	
10% Attributable to Land Costs	\$ (206,135)	
Land Lease Payment for 30 years	\$ (6,184,041)	
Discount Rate	5%	
Present Value of Land Lease		\$1,870,032

**WESTVIEW HOMES APARTMENTS
REDEVELOPMENT FINANCIAL ANALYSIS**

ANTICIPATED RENTAL INCOME BASE YEAR					
		Monthly	Yearly		PUPA
Public Housing Income	\$	30,020	\$ 360,240	\$	7,831
HCVP Rents	\$	60,190	\$ 722,280	\$	15,702
LIHTC Rents	\$	60,798	\$ 729,576	\$	15,860
Public Housing Vacancy	\$	2,101	\$ 25,217	\$	548
HCVP Vacancy	\$	4,213	\$ 50,560	\$	1,099
LIHTC Vacancy	\$	4,256	\$ 51,070	\$	1,110
EGI Public Housing			\$ 335,023	\$	7,283
EGI HCVP			\$ 671,720	\$	14,603
EGI LIHTC			\$ 678,506	\$	14,750
Net Rent Adjustment	100	\$ 7,900	\$ 94,800	\$	2,061
Operating Expenses	350	\$ 27,650	\$ 331,800	\$	7,213
NOI PH			\$ 3,223		
NOI HCVP			\$ 245,120		
NOI LIHTC			\$ 251,906		

SUPPORTABLE DEBT SERVICE					
	NOI	DEBT SERVICE (1.20 DCR)	DEBT	LIHTC	TOTAL
HCVP	\$ 245,120	\$ 196,096	\$ 1,329,524	\$ -	\$ 1,329,524
LIHTC	\$ 251,906	\$ 201,525	\$ 1,378,672	\$ 5,250,000	\$ 6,628,672
Total Development Funds					\$ 6,628,672
Current Unit Count					79
Development Cost Per Unit					\$ 83,907
TDC Per Unit					\$ 110,000
Funding Gap/Surplus					(26,093)

Notes:

Debt service at 6% for 30 years

Tax credits of \$750,000 at .70 per credit

**WESTVIEW HOMES APARTMENTS
REDEVELOPMENT FINANCIAL ANALYSIS**

INCOME ANALYSIS

Public Housing

Unit Size	% of Total	Total Units	FY08 PH		
			Income	Monthly Income	Annual Income
1 BR	23%	18	380	6,840	82,080
2 BR	25%	20	380	7,600	91,200
3 BR	30%	24	380	9,120	109,440
4 BR	16%	13	380	4,940	59,280
5 BR	5%	4	380	1,520	18,240
TOTAL	100%	79		30,020	360,240

RENT ANALYSIS

HCVP Payment Standards

Unit Size	% of Total	Total Units	HCVP Gross		
			Rent	Monthly Rent	Annual Rent
1 BR	23%	18	590	10,620	127,440
2 BR	25%	20	656	13,120	157,440
3 BR	30%	24	866	20,784	249,408
4 BR	16%	13	890	11,570	138,840
5 BR	5%	4	1,024	4,096	49,152
TOTAL	100%	79		60,190	722,280

RENT ANALYSIS

LIHTC Maximum Rents (60% AMI)

Unit Size	% of Total	Total Units	LIHTC Gross		
			Rent	Monthly Rent	Annual Rent
1 BR	23%	18	600	10,800	129,600
2 BR	25%	20	687	13,740	164,880
3 BR	30%	24	815	19,560	234,720
4 BR	16%	13	962	12,506	150,072
5 BR	5%	4	1,048	4,192	50,304
TOTAL	100%	79		60,798	729,576

VACANCY ANALYSIS

Unit Size		Public Housing	HCVP Rents	LIHTC Rent
All Units	7%	25,217	50,560	51,070

**BROOK HAVEN APARTMENTS
AS-IS FINANCIAL ANALYSIS**

	SECTION 8 FMR	ESTIMATED MARKET RENT	TOTAL UNITS	WEIGHTED FMR	WEIGHTED MARKET RENT
1 BR	590	413	12	7080	4956
2 BR	656	459	24	15744	11020.8
3 BR	866	606	15	12990	9093
4 BR	890	623	4	3560	2492
WEIGHTED AVERAGE		70% of FMR	55	716	501

Property name	Brook Haven Apartments	
Property type	Family	
Total public housing units	55	
Weighted Average Rent	\$501	
Weighted Section 8 FMR	\$716	
Gap Calculation	Annual	Monthly
Market rent	\$ 330,742	\$ 501
Vacancy loss at 7%	\$ 23,152	\$ 35
Effective Gross Income	\$ 307,590	\$ 466
Operating expenses	\$ 204,600	\$ 310
Replacement Reserve	\$ 27,500	\$ 40
Net Operating Income	\$ 75,490	\$ 116
Available for Debt Service	\$ 60,392	\$ 92
Total	\$ 15,098	\$ 25
Supportable debt	\$ 745,209	\$ 13,549
Estimated capital need	\$ 4,827,000	\$ 87,764
Capital gap	\$ (4,081,791)	\$ (74,214)

Based on PNA

Estimated Appraisal Summary

As Is Market Value			\$ 1,500,000
As Proposed Market Value	\$ 2,000,000		
Increased Value		\$ 500,000	
Capital Costs	\$ 4,827,000		
Return on Investment (ROI)		\$ (4,327,000)	

Redevelopment Summary

Per Unit Funding Surplus	\$ 10,521		
Total Funding Surplus	\$ 578,655		
10% Attributable to Land Costs	\$ 57,866		
Land Lease Payment for 30 years		\$ 1,735,965	
Discount Rate	5%		
Present Value of Land Lease			\$401,663

**BROOK HAVEN APARTMENTS
REDEVELOPMENT FINANCIAL ANALYSIS**

<i>ANTICIPATED RENTAL INCOME BASE YEAR</i>					
		Monthly	Yearly	PUPA	
Public Housing Income	\$	20,900	\$ 250,800	\$	5,452
HCVP Rents	\$	39,374	\$ 472,488	\$	10,271
LIHTC Rents	\$	39,761	\$ 477,132	\$	10,372
Public Housing Vacancy	\$	1,463	\$ 17,556	\$	382
HCVP Vacancy	\$	2,756	\$ 33,074	\$	719
LIHTC Vacancy	\$	2,783	\$ 33,399	\$	726
EGI Public Housing			\$ 233,244	\$	5,071
EGI HCVP			\$ 439,414	\$	9,552
EGI LIHTC			\$ 443,733	\$	9,646
Net Rent Adjustment	100	\$ 5,500	\$ 66,000	\$	1,435
Operating Expenses	350	\$ 19,250	\$ 231,000	\$	5,022
NOI PH			\$ 2,244		
NOI HCVP			\$ 142,414		
NOI LIHTC			\$ 146,733		

<i>SUPPORTABLE DEBT SERVICE</i>						
	NOI	DEBT SERVICE (1.20 DCR)	DEBT	LIHTC	TOTAL	
HCVP	\$ 142,414	\$ 113,931	\$ 1,329,524	\$ -	\$ 1,329,524	
LIHTC	\$ 146,733	\$ 117,386	\$ 1,378,672	\$ 5,250,000	\$ 6,628,672	
Total Development Funds					\$ 6,628,672	
Current Unit Count						55
Development Cost Per Unit					\$ 120,521	
TDC Per Unit					\$ 110,000	
Funding Gap/Surplus						10,521

Notes:

Debt service at 6% for 30 years

Tax credits of \$750,000 at .70 per credit

**BROOK HAVEN APARTMENTS
REDEVELOPMENT FINANCIAL ANALYSIS**

INCOME ANALYSIS

Public Housing

Unit Size	% of Total	Total Units	FY08 PH Income	Monthly Income	Annual Income
1 BR	22%	12	380	4,560	54,720
2 BR	44%	24	380	9,120	109,440
3 BR	27%	15	380	5,700	68,400
4 BR	7%	4	380	1,520	18,240
TOTAL	100%	55		20,900	250,800

RENT ANALYSIS

HCVP Payment Standards

Unit Size	% of Total	Total Units	HCVP Gross Rent	Monthly Rent	Annual Rent
1 BR	22%	12	590	7,080	84,960
2 BR	44%	24	656	15,744	188,928
3 BR	27%	15	866	12,990	155,880
4 BR	7%	4	890	3,560	42,720
TOTAL	100%	55		39,374	472,488

RENT ANALYSIS

LIHTC Maximum Rents (60% AMI)

Unit Size	% of Total	Total Units	LIHTC Gross Rent	Monthly Rent	Annual Rent
1 BR	22%	12	600	7,200	86,400
2 BR	44%	24	687	16,488	197,856
3 BR	27%	15	815	12,225	146,700
4 BR	7%	4	962	3,848	46,176
TOTAL	100%	55		39,761	477,132

VACANCY ANALYSIS

Unit Size		Public Housing	HCVP Rents	LIHTC Rent
All Units	7%	17,556	33,074	33,399



SCATTERED SITES



Property Description

The Greenville Housing Authority has a total of 132 single-family houses in their portfolio. These houses, all of which are within the city limits of Greenville, are dispersed throughout the city. All of these properties are occupied by Section 8 clients.

Generally, the properties appear to have been constructed within industry standards in force at the time of construction however, the majority of

the single-family properties are in poor condition and appear to have been not well maintained in recent years. Most are in need of some immediate repairs.

Since the condition varies significantly from property to property, the summary observations are not considered applicable to all the scattered sites and each property needs to be reassessed individually each year.

Existing Conditions

The scattered sites are not adequately equipped with accessibility features such as ramps with handrails, accessible parking spaces and access aisles, and curb ramps with flared sides.

With regard to site utilities, there are no indications of collapsed water and sanitary lines requiring immediate repair. Parking areas at the sites are primarily individual driveways, asphalt seal coat in decent condition overall. Landscaping is adequate for most of the sites. Pedestrian paving and hardscape is in fair condition with a few tripping hazards that should be repaired as soon as possible.

Foundations are generally in good condition and can be maintained with normal maintenance. Asphalt shingle roofs appear in good condition on most sites however each property needs to continue to be assessed individually. Gutters and downspouts are generally in good condition.

Exterior walls are in good condition, although there appears to have been some wind damage to some of the vinyl siding at a couple of the sites.



Heating in most of the units is gas forced air units. The building mechanical systems appear to be in good condition in most units. The condition of smoke and fire detection is good.

Repairs, renovations or replacements should be done to any unit that needs it to return them to acceptable standards. The condition of unit entry doors at the various sites is good. Some windows showed evidence of water intrusion and should be repaired immediately.



Needed repairs should be done to all interior finishes that show signs of damage to wall surfaces and trim. Bathrooms that are considered to be in poor condition should also be repaired.

Repositioning Strategy and Timeline

Of the current scattered site portfolio, it has been determined that at least three units are no longer viable as housing options. HACG will secure HUD approval of the demolition of at two units and the disposition through sale of the third unit. Twenty two of the remaining units will be substantially rehabilitated to re-occupy as public housing.

In late 2012, HACG will commence the conversion of these units from public housing to Project Based Housing Choice Vouchers under the federal options available at that time. Upon completion of the conversion, HACG will initiate a lease to purchase program to move the units towards individual homeownership. Based on market conditions, it is anticipated that the lease to purchase period will be five to seven years.

The timeline below illustrates the anticipated redevelopment of the scattered site units during this strategic plan period.

Project	YEAR					
	2011	2012	2013	2014	2015	2016
Scattered Sites						

**SCATTERED SITES
AS-IS FINANCIAL ANALYSIS**

	SECTION 8 FMR	MARKET RENT	TOTAL UNITS	WEIGHTED FMR	WEIGHTED MARKET RENT
1 BR	590	413	0	0	0
2 BR	656	459	7	4592	3214.4
3 BR	866	606	114	98724	69107
4 BR	890	623	10	8900	6230
WEIGHTED AVERAGE		70% of FMR	131	857	600

Property name	Scattered Sites	
Property type	Family	
Total public housing	131	
Weighted Average Rent	\$600	
Weighted Section 8	\$857	
Gap Calculation	Annual	Monthly
Market rent	\$ 942,614	\$ 600
Vacancy loss at 7%	\$ 65,983	\$ 42
Effective Gross Income	\$ 876,631	\$ 558
Operating expenses	\$ 487,320	\$ 310
Replacement Reserve	\$ 65,500	\$ 40
Net Operating Income	\$ 323,811	\$ 208
Available for Debt	\$ 259,049	\$ 165
Total	\$ 64,762	\$ 43
Supportable debt	\$ 3,196,559	\$ 24,401
Estimated capital need	\$ 1,419,849	\$ 10,839
Capital gap	\$ 1,776,710	\$ 13,563

Appraisal Summary

As Is Market Value			\$ 1,100,000
As Proposed Market Value	\$ 1,600,000		
Increased Value		\$ 500,000	
Capital Costs	\$ 1,419,849		
Return on Investment (ROI)		\$ (919,849)	

Re-development Summary

Per Unit Funding Surplus	\$ 34,102		
Total Funding Surplus	\$ 4,467,362		
10% Attributable to Land Costs	\$ 446,736		
Land Lease Payment for 30 years		\$ 13,402,086	
Discount Rate	5%		
Present Value of Land Lease			\$1,088,878

SCATTERED SITES
REDEVELOPMENT FINANCIAL ANALYSIS

ANTICIPATED RENTAL INCOME BASE YEAR				
	Monthly	Yearly	PUPA	
Public Housing Income	\$ 51,090	\$ 613,080	\$ 13,328	
HCVP Rents	\$ 112,216	\$ 1,346,592	\$ 29,274	
LIHTC Rents	\$ 107,339	\$ 1,288,068	\$ 28,001	
Public Housing Vacancy	\$ 3,576	\$ 42,916	\$ 933	
HCVP Vacancy	\$ 7,855	\$ 94,261	\$ 2,049	
LIHTC Vacancy	\$ 7,514	\$ 90,165	\$ 1,960	
EGI Public Housing		\$ 570,164	\$ 12,395	
EGI HCVP		\$ 1,252,331	\$ 27,225	
EGI LIHTC		\$ 1,197,903	\$ 26,041	
Net Rent Adjustment	100 \$ 13,100	\$ 157,200	\$ 3,417	
Operating Expenses	350 \$ 45,850	\$ 550,200	\$ 11,961	
NOI PH		\$ 19,964		
NOI HCVP		\$ 544,931		
NOI LIHTC		\$ 490,503		

SUPPORTABLE DEBT SERVICE					
	NOI	DEBT SERVICE (1.20 DCR)	DEBT	LIHTC	TOTAL
HCVP	\$ 544,931	\$ 435,944	\$ 1,329,524	\$ -	\$ 1,329,524
LIHTC	\$ 490,503	\$ 392,403	\$ 1,378,672	\$ 5,250,000	\$ 6,628,672
Total Development Funds					\$ 6,628,672
Current Unit Count					131
Development Cost Per Unit					\$ 50,601
TDC Per Unit					\$ 110,000
Funding Gap/Surplus					(59,399)

Notes:

Debt service at 6% for 30 years

Tax credits of \$750,000 at .70 per credit

SCATTERED SITES
REDEVELOPMENT FINANCIAL ANALYSIS

INCOME ANALYSIS					
<i>Public Housing</i>					
Unit Size	% of Total	Total Units	FY08 PH Income	Monthly Income	Annual Income
1 BR	0%	0	390	0	0
2 BR	5%	7	390	2,730	32,760
3 BR	87%	114	390	44,460	533,520
4 BR	8%	10	390	3,900	46,800
TOTAL	100%	131		51,090	613,080

RENT ANALYSIS					
<i>HCVP Payment Standards</i>					
Unit Size	% of Total	Total Units	HCVP Gross Rent	Monthly Rent	Annual Rent
1 BR	0%	0	590	0	0
2 BR	5%	7	656	4,592	55,104
3 BR	87%	114	866	98,724	1,184,688
4 BR	8%	10	890	8,900	106,800
TOTAL	100%	131		112,216	1,346,592

RENT ANALYSIS					
<i>LIHTC Maximum Rents (60% AMI)</i>					
Unit Size	% of Total	Total Units	LIHTC Gross Rent	Monthly Rent	Annual Rent
1 BR	0%	0	600	0	0
2 BR	5%	7	687	4,809	57,708
3 BR	87%	114	815	92,910	1,114,920
4 BR	8%	10	962	9,620	115,440
TOTAL	100%	131		107,339	1,288,068

VACANCY ANALYSIS				
Unit Size		Public Housing	HCVP Rents	LIHTC Rent
All Units	7%	42,916	94,261	90,165